

PB# 90-10

LANDS OF PUMA

52-1-1

LANDS OF PUMA - SUBDIVISION #90-10
BEATTIE RD. (3 LOTS) SILVERS ENG.

Approved 11/22/91

General Receipt

11244

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 22, 1990

Received of Edwin D. Delivore, Inc. \$ 25⁰⁰

Twenty five and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Application Fee (#90-10)

DISTRIBUTION

FUND	CODE	AMOUNT
Clock # 18118		\$ 25 ⁰⁰

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11246

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 22, 1990

Received of Edna Town Clerk \$ 450⁰⁰

Four hundred fifty and ⁰⁰/₁₀₀ DOLLARS

For P.B. #90-10 Escrow Acct

DISTRIBUTION

FUND	CODE	AMOUNT
CR. 18719		450.00

By James Jappels
Deputy Comptroller

Received of Edwin N. DiLoreto, Inc. \$ 25.00
Twenty five and 00/100 DOLLARS
 For Planning Board Application Fee (#90-10)

DISTRIBUTION

FUND	CODE	AMOUNT
Clock # 18718		\$ 25.00

By Pauline B. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11216

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Pauline B. Townsend \$ 450.00
Four hundred fifty and 00/100 DOLLARS
 For P.B. #90-10 Escrow Acct

DISTRIBUTION

FUND	CODE	AMOUNT
CR. 18719		450.00

By James Zappala
Deputy Comptroller

General Receipt 12354

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Charles P. Damiano \$ 415.00
Four hundred fifteen and 00/100 DOLLARS
 For P.B. #90-10 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Clock 775		415.00

By Pauline B. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12550

NO. 90-10
November 19 1991

RECEIVED FROM Charles Damiano
Two Thousand 00/100 DOLLARS
2 Lots @ \$1,000.00 ea. Recreation Fee

Account Total \$ 2,000.00
 Amount Paid \$ 2,000.00
 Balance Due \$ -0-

James Zappala, Deputy Comptroller
al

THE EFFICIENCY OF AN AERIAL PRODUCT

County File No... **NWT 12-90 N**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of ... **Carl Puma**
for a .. **Minor Subdivision (3 lots)** **Beattie & Liberty** ..
County Action: **Local Determination** **Meadows Roads**

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA **15**

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

Baltimore:
Inner Harbor

Map Number

10406

City

[]

Town

[X]

NEW WINDSOR

Section 52

Block 1

Lot 91

Village

[]

LANDS OF PUMA

Title:

Dated:

6-19-91

REV.

Filed

11-26-91

Approved by

RONALD LANDER

on

11-22-91

Record Owner

CARL J. PUMA

(3 SHEETS)

MARION S. MURPHY
Orange County Clerk

90-10



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1 May 1990

**SUBJECT: PUMA MINOR SUBDIVISION
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 90-10)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for minor subdivision approval of the Puma subdivision project located on the east side of Beattie Road, approximately 400 feet southeast of N.Y.S. Route 207 within the Town. The project involves a three lot single-family residential subdivision, located on a 4.8 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact [redacted] person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

All Involved Agencies
Page 2,
Puma Minor Subdivision

Attached hereto is a copy of the preliminary subdivision plan, with location plan, for your reference. A copy of the Short Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
NYS Department of Environmental Conservation, Albany
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
State Clearing House Administrator
NY District Office, US Army Corp. of Engineers
Applicant (w/o encl)
Planning Board Chairman ✓
Planning Board Engineer (w/o encl)
Planning Board Attorney (w/o encl)

Planning Board Engineer
Planning Board Attorney

A:SEQRA.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

OF: 01/07/92

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

R PROJECT NUMBER: 90-10

NAME: LANDS OF PUMA

APPLICANT: PUMA, CARL J.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/21/90	3 LOTS @ 150.00 EACH	PAID		450.00	
11/20/91	P.B. ENGINEER FEE	CHG	382.00		
		TOTAL:	382.00	450.00	-68.00

Please issue a check
in the amount of \$68.00 to:

Edwin D. Silvers, Inc.
26 North Street
Middletown, NY 10940

Gave to Larry Reis 1/7/92 @

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ Before 10/1/91 25.00
50.00

ESCROW:

RESIDENTIAL:

3 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00
LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$
LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 415.00 ✓

RECREATION FEES:

2 LOTS @ \$1000.00 PER LOT.....\$ 2,000.00 ✓

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 382.00
PLANNING BOARD ATTORNEY FEES.....\$ -
MINUTES OF MEETINGS.....\$ -
OTHER.....\$ -

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

Included
in Liberty
Meadows

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-10

NAME: LANDS OF PUMA

APPLICANT: PUMA, CARL J.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/22/90	MUNICIPAL HIGHWAY . THIS ROAD HAS NOT BEEN TAKEN OVER BY THE TOWN	03/30/90	DISAPPROVED
ORIG	03/22/90	MUNICIPAL WATER	03/23/90	APPROVED
ORIG	03/22/90	MUNICIPAL SEWER	04/20/90	SUPERSEDED BY REV1
ORIG	03/22/90	MUNICIPAL SANITARY . NEED SPECIFIC MEASUREMENTS OF LOCATION OF TANKS, BOXES	03/26/90	APPROVED
ORIG	03/22/90	MUNICIPAL FIRE	03/26/90	APPROVED
ORIG	03/22/90	PLANNING BOARD ENGINEER	04/20/90	SUPERSEDED BY REV1
REV1	04/20/90	MUNICIPAL HIGHWAY	07/10/91	SUPERSEDED BY REV2
REV1	04/20/90	MUNICIPAL WATER	04/23/90	APPROVED
REV1	04/20/90	MUNICIPAL SEWER	05/16/90	APPROVED
REV1	04/20/90	MUNICIPAL SANITARY	04/20/90	APPROVED
REV1	04/20/90	MUNICIPAL FIRE	04/26/90	APPROVED
REV1	04/20/90	PLANNING BOARD ENGINEER	07/10/91	SUPERSEDED BY REV2
REV1	05/22/90	O.C. DEPT. OF PLANNING	05/21/90	LOCAL DETERMINATION
REV2	07/10/91	MUNICIPAL HIGHWAY	/ /	
REV2	07/10/91	MUNICIPAL WATER	07/11/91	APPROVED
REV2	07/10/91	MUNICIPAL SEWER	07/30/91	APPROVED
REV2	07/10/91	MUNICIPAL SANITARY	07/15/91	APPROVED
REV2	07/10/91	MUNICIPAL FIRE	07/15/91	APPROVED
REV2	07/10/91	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/07/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-10

NAME: LANDS OF PUMA

APPLICANT: PUMA, CARL J.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/22/91	FEES PAID - PLANS STAMPED	APPROVED & PICKED UP
08/14/91	P.B. APPEARANCE	ND/ APPROVED
01/16/91	P.B. - REQUEST FOR EXTENSION	6 MO. PREL.APP. EXT
08/08/90	PUBLIC HEARING HELD	L.A./PRELIM. APPR.
03/28/90	P.B. APPEARANCE	L.A. - SET FOR P.H.
03/20/90	WORK SESSION APPEARANCE	PACKAGE SUBMITTED

Planning Board

JUL 1 1991

Planning Board

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
FRANK A. BAUER, L.S.
JAMES ULLRICH, C.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5569

90-10

July 9, 1991

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

RE: 3 Lot Subdivision
Lands of Puma
Our File #8958

Gentlemen,

Enclosed please find the following items pertaining to the above referenced subdivision:

1. 14 sets of prints.
2. A copy of the Orange County Health Department certificate of approval dated 6/27/91.
3. ~~EPS A check in the amount of \$115.00 (\$100.00 final subdivision fee plus \$5.00 per lot).~~

We respectfully request that this item be scheduled for the next available agenda for discussion concerning final approval.

Please advise this office of the meeting date.

Thank you for your attention to this matter.

Very truly yours,
SILVERS ENGINEERING

Jim Ullrich

Jim Ullrich
JU/cm
cc: Carl Puma
Chuck Damiano

7/10/91 11:10
Returned check for \$115.00 to
person delivering the attached
plans. - told him I will let
him know the total fees upon
approval. *EW*

PUBLIC HEARING: PUMA SUBDIVISION (90-10) BEATTIE ROAD

Mr. Edward Silvers came before the Board representing this proposal.

MR. SCHIEFER: All of the people that were supposed to have been notified have been notified. We have the receipts.

MR. SOUKUP: I remove myself from the Board on this application.

MR. SCHIEFER: Before there are any questions, this has been approved by municipal fire, sanitary sewer and water.

MR. VAN LEEUWEN: There is no water, it's wells.

MR. SCHIEFER: They have no objection to it. And the Orange County Department of Planning for local determination.

MR. MC CARVILLE: I question the location map, it's showing the parcel as one continuous lot. I don't believe that is one continuous lot. The entire parcel with the particular subdivision in question being subdivided in dark.

MR. SILVERS: That little piece is the three lots.

MR. MC CARVILLE: This has all been subdivided?

MR. SILVERS: The shaded portion is the basic subdivision for which this lot is a part. In other words, this lot is a part of what was a large subdivision.

MR. MC CARVILLE: There is a town approved road that is not shown in here.

MR. VAN LEEUWEN: Not been finished yet.

MR. MC CARVILLE: It's still approved, it should be there.

MR. SILVERS: We'd be glad to put it in after this action. We have to then go to the Health Department and come back to you. I'd be glad to make sure that that road is in there.

MR. VAN LEEUWEN: We can't give you a final approval until the road is in.

MR. SCHIEFER: There will be no final approval this evening anyway.

MR. SILVERS: Just for preliminary. The total parcel is about four and three quarter acres and it is a single approved lot in its present state. The owner of the four point whatever it is,

six acre lot which is to be subdivided wishes to subdivide it into three lots and that is the basis of this application tonight for the approval of the two additional lots.

MR. LANDER: Was this, you have approval for this Liberty Meadows Subdivision, right?

MR. SILVERS: And lot 14 is approved.

MR. VAN LEEUWEN: There is also a road bond on the road, I checked that out, it was done in June and the bank extended it.

MR. LANDER: My question is, can these lots be further subdivided?

MR. MC CARVILLE: It's in the deed that these lots cannot be further subdivided, I know it because--

MR. EDSALL: Without Health Department approval.

MR. MC CARVILLE: No, it's in the deed, Health Department or not, it's, I recall that distinctly, it said no further subdivision.

MR. SILVERS: When this was part of the original subdivision, these two lots, lots #12 and 13 had inadequate depth of soil for subsurface sanitary disposal purposes and it was decided at that time that they would not be further submitted until fill was added to the lots. Now, the remainder of the subdivision was then approved. And these two lots were not approved. About six months ago, the fill was added and the lots are now ready for submission to the Health Department.

MR. LANDER: But they had to have a lot number in order to be, this subdivision to be approved?

MR. SILVERS: The lot number is related to the earlier preliminary approval but when the final approval was granted on that subdivision, these two lots were not granted final approval.

MR. MC CARVILLE: The subdivision, if they were granted on that subdivision filing was #7 again notes no further subdivision of any of the new building lots shall be permitted or allowed in accordance with the deed restrictions and zoning ordinance.

MR. SILVERS: That relates to these two lots as the new lots.

MR. MC CARVILLE: These lots as far as I'm concerned, part of a total subdivision that was previously approved, simple as that. If they don't have a number on them--

MR. EDSALL: I think what we have if you recall, Dan, this lot

they originally wanted to create them as lots and denote them as not a building lot at this time. We couldn't accept that when the original subdivision was approved so I believe and we can confirm it by looking at the plan, that this combined lot that took three proposed lots and made them a single lot on the original subdivision was excluded from that deed restriction because they anticipated coming back to create these three lots that they originally proposed. We told them they'd have to come back in separately and they'd need Health Department approval because it is an alternative type system and we can't approve that. There is a restriction on the balance of the subdivision, I believe, and we will check it that this was excluded because they anticipated this.

MR. MC CARVILLE: What is the acreage of each of these?

MR. SILVERS: 1.6, more or less an acre.

MR. MC CARVILLE: What is the areage of the lots in the subdivision?

MR. EDSALL: These were originally proposed, we made them combine them.

MR. SCHIEFER: What is the date of that map that you are referring to, Mark, what restriction for this subdivision?

MR. EDSALL: I think, I don't have the original.

MR. SILVERS: Note 8 filed map 9-5-82 of Orange County, it doesn't have a date that is the original preliminary approval.

MR. SCHIEFER: I know the question but I am just wondering where it refers to the exclusion of what is now 13 and 14 or 12 and 13.

MR. EDSALL: This plan doesn't acknowledge it because this shows the original subdivision into three lots where it is blocked off, this green area.

MR. SILVERS: That was in the preliminary application

MR. EDSALL: This was the case where there were two systems that were alternatives, they wanted to create them as quote not a building lot. We couldn't accept that. We told them to combine this to a single lot and come back later on. I believe you are right that any of these lots can't be resubdivided.

MR. SILVERS: Health Department would not review them until such time as the fill was in place so we consider them omitted lots at the time of the original application.

MR. EDSALL: We can go back to the original approved plan and bring it in.

MR. SCHIEFER: We are going to have to check back, let me ask another question. This being a three lot subdivision, Health Department will not see this?

MR. EDSALL: Health Department has to because it's an alternative system.

MR. SILVERS: Also because it is part of a larger subdivision.

MR. EDSALL: And it's within three years of the original subdivision, it's a resubdivision, it's got to go to them for two reasons now.

MR. SCHIEFER: That is the reason that you want preliminary so you can go to them?

MR. SILVERS: Right. It's confusing and I apologize that that is confusing but those are the conditions that--

MR. SCHIEFER: Let me open this to the public.

ALBERT WILLIS: My wife and I are the owners of a lot #7 in this or #11 in this subdivision, #11 in this subdivision.

MR. BABCOCK: Across the street.

MR. WILLIS: My argument at this point is that when we bought the property opposite these particular 4.8 acres, it was told to us by the buyer that it had to be--

MR. SCHIEFER: Seller.

MR. WILLIS: --Seller that it had to be sold as three lots because the other two lots would not support a percolation test. So, my question is, how by just putting some fill in here, does this thing now support a percolation test or are you just bringing up the grade.

MR. VAN LEEUWEN: County comes in and they do the tests there. If the County, the County Department of Health comes in.

MR. WILLIS: The map that I have shows this as one lot that has one percolation test for a three bedroom home.

MR. SILVERS: And that remains the approved lot 14 on your map.

MR. MC CARVILLE: It's got a lot number and it is approved as lot #14 as one big lot.

MR. EDSALL: If you recall, we skipped the numbers on this one. I believe the numbers are out of sequence because we expected these two lots.

MR. MC CARVILLE: And there is note #7 on this map.

MR. EDSALL: The other plan shows the four lots already there.

MR. SILVERS: It shows lot #14 as a single lot and that was the direction of the Board at that time. We eliminated the numbers 12 and 13 from the map.

MR. SCHIEFER: It does exclude that now to answer your question, sir, if the engineer's approved this and Orange County Health approves this, then it will be adequate for septic system.

MR. WILLIS: I have no problem with that. I just have a problem with the fact that I have a map saying that and it was told to me that the two lots would not support the percolation test and then I see someone take some dirt from the end of the property, cart it up there and leave it in piles and this is going to support the percolation. I don't know, I am not an engineer.

MR. SCHIEFER: Our engineer will pass on that and the County will also pass on that.

MR. WILLIS: If you people approve the percolation test for those two lots, I don't have a problem.

MR. SCHIEFER: There will be two approvals, our engineer will approve it and the County will approve it. My concern was no further subdivision, you may have been told that. However, the map you just showed us said with the exception of that lot.

MR. WILLIS: Later on, if you look at that deed that we have, it said that particular, there was 67 point some acres to be subdivided and all at once somebody typed in 4.8.

MR. SCHIEFER: The map that we approved did make accommodation for subdivision of that lot which is what he has done. There will be two engineering approvals before they are given permission to do it.

MR. WILLIS: No problem as long as it is an approved lot. I have no problem with that.

MR. SCHIEFER: Mark will take a look at that.

MR. WILLIS: I have to live across from it and I don't want a problem.

MR. SCHIEFER: Thank you for bringing that map in, that is what

I was trying to find. Any further comments from the public? You have no objection providing they meet the sanitary requirements?

MR. WILLIS: No.

MR. SCHIEFER: No basic public objection with that exception. Any further comments from the public? We will close it to the public and return it to the Board members. Do the Board members have any questions based on Mr. Edsall's review or anything you have noted yourself? The applicant is looking for preliminary approval so he can go to the County. Does any Members of the Board care to make a motion to that effect?

MR. MC CARVILLE: We should handle the SEQRA and lead agency.

MR. SILVERS: We did lead agency but not negative declaration.

MR. EDSALL: Actually, we haven't formally taken lead agency. It was lead agency coordination letter issued on the 1st of May. I suggest you, by resolution, take lead agency.

MR. SCHIEFER: Motion that we take lead agency under the SEQRA process.

MR. PAGANO: I will make that motion.

MR. MC CARVILLE: I will second it.

MR. WILLIS: What is the status of that particular subdivision now? What is happening with it as far as it being completed?

MR. SCHIEFER: You mean the previous part? I don't really know.

MR. WILLIS: It's in bankruptcy.

MR. EDSALL: There is a current bond performance bond through a banking firm that was extended. There is also a potential purchaser who's been in contact with the town on numerous occasions who's looking into getting things rolling then again but there is still an active performance bond that will guarantee that the road be constructed.

MR. WILLIS: Okay, thank you.

MR. SCHIEFER: We have a motion made and seconded that the Town of New Windsor Planning Board take lead agency in this matter. Any discussion?

ROLL CALL:

Mr. Mc Carville Aye
Mr. Van Leeuwen Aye

ROLL CALL (CONT'D):

Mr. Pagano	Aye
Mr. Soukup	Abstain
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: I think we should hold the negative declaration until we hear from the County as far as their determination.

MR. SCHIEFER: Then what they are looking for is preliminary approval so they can go to the County. Do I hear a motion to that effect?

MR. EDSALL: Formally you try to satisfy SEQRA before you do a negative declaration but in this case, until we know whether or not the sanitary systems can be built from the County it's pretty tough to do. I suggest on the plan that you mark preliminarily approved if you so vote that. Comment #2A has been taken care of and the bulk table has been fixed and secondly, I had asked as in 2B, did we get a proxy statement in because to my records, still don't have anything authorizing Mr. Silvers to represent the Puma's.

MR. SILVERS: I am not sure that we have but we will certainly do that. Did I submit a proxy statement?

MR. SCHIEFER: I do not have one in this file, sir.

MR. PAGANO: Andy, on the map that the Chairman showed us, there is a restriction that no further development take place. Is that a deed restriction that we can override since it was placed on there?

MR. KRIEGER: Whether it's--

MR. MC CARVILLE: This lot is excluded.

MR. KRIEGER: Assuming that it was these particular lots, merely because it is on the map, doesn't necessarily mean it is on the deed. I have no independent recollection as to whether these are on the deeds or not. In terms of overriding, what action a Planning Board takes would not bind anyone, any neighbor who has property in that subdivision or anybody who has a similar restrictive covenant in their deed or has a legal interest, they can still go to court to enforce their interest regardless of what the Planning Board does. So, the Board can't override that, can't really effect that one way or the other. It would be, however, if the restriction does exist, it would be a, to a certain extent and exercise in futility to approve a subdivision

which legally cannot be or can be objected to.

MR. PAGANO: My point is this, if you have a deed that shows one thing and then we have a platt like this which shows something else, you know, for the development of the property, now the deed we don't, I haven't seen the deed so I don't know what that says per se but we do see this and it does, there is a restriction of the development of it.

MR. KRIEGER: With the exception of this.

MR. PAGANO: These two lots are not to be developed.

MR. SCHIEFER: On the map which we just saw, these lots were not part of that agreement.

MR. BABCOCK: We can ask Mr. Silvers to produce the deed for this lot and that is going to tell you.

MR. SILVERS: Didn't he just say that his lot mentioned that his deed mentioned lot 6.

MR. BABCOCK: You would have a deed for the lot that you are trying to subdivide.

MR. KRIEGER: If no action of this Board can effect that deed one way or the other you don't need to but on the other hand it's a good idea to know because you don't want to go forward and well, you legally could, you don't want to go forward and approve a subdivision which is restricted by deed which somebody can go to the court and say ignore what the Planning Board did.

MR. MC CARVILLE: I have read the deed on that on those properties and they all state that there is no further subdivision with the exception of these lots and one other lot.

MR. SCHIEFER: The deed says the same thing that the platt does.

MR. MC CARVILLE: Says the same thing as note #7.

MR. SCHIEFER: Okay. Then there is no issue here then. Somebody care to make a motion to give preliminary approval so they can go to the County on this?

MR. PAGANO: I will make a motion we give preliminary approval to the Puma Subdivision 90-10.

MR. MC CARVILLE: I will second that.

ROLL CALL:

Mr. McCarville Aye

8-8-90

ROLL CALL (CONT'D):

Mr. Pagano	Aye
Mr. Soukup	Abstain
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye

PUMA SUBDIVISION (90-10) BEATTIE ROAD

Mr. Edwin Silvers of Silvers Engineering Associates came before the Board representing this proposal.

MR. SOUKUP: I remove myself from the Board from this application.

MR. SILVERS: This lot came from Liberty Meadows Subdivision what we discussed here sometime ago and this represents three lots which were originally part of that subdivision but two of them were not approved at the time that we submitted to the Health Department because there was inadequate depth of soil. This is not the final subdivision map, this is just the preliminary map on which when we first came here with the sketch plan, we indicated these three lots, 12, 13, 14. When we went out to do the soil test at that time, I think you will notice on our submission for the, for tonight that there were between three and four feet of soil over the shale.

MR. VAN LEEUWEN: They put that soil on there.

MR. SILVERS: In order for us to have a sanitary design which would satisfy the Health Department, we had to have about five feet of soil so we asked the client at that time if he'd like to build up the beds for those two lots and we had submitted them at the time that we submitted everything else the clients at that time was having money problems. They declined to do that and they went by the boards. Mr. Puma went before the Board feeling that he could get the three lots. He came to us, we laid it out and he went out and did the excavation work that was required and now we have those three lots to the point where they can be submitted to the Health Department for preliminary approval. You will see that there are some soil cross-sections here which indicate that presently on those lots there is more than 5 feet of soil than previously.

MR. VAN LEEUWEN: The soil was just put in there a couple of weeks ago. Vince complained that somebody stole the percolation on those lots.

MR. SILVERS: Vince complains sometimes but he chuckles when he does. Now what we have to acknowledge is that these lots are not on an approved town road so at the present we are not able to even consider talking about final approval but we would like to get preliminary approval so that we could present this to the Health Department and get that out of the way. Now at the time--

MR. VAN LEEUWEN: The bond has been put up for that road?

MR. SILVERS: At the time that I came here on the work session

3-28-90

Mike and Mark couldn't find that bond and didn't think it existed so I scratched it off my files and I did find it, it is a letter of credit with the First National Bank of Glens Falls, the letter of credit is still in force and I sent a letter to the town suggesting that the Town Attorney investigate whether or not it might not be the right time to contact the First National Bank of Glens Falls to say that the work has not proceeded satisfactorily and the town is concerned that the developer has not completed the road and make their intentions known to call that bond if the road work is not completed. For your information, the original developer was Properties of America, they are in Chapter 11. There is a referee, they have lost much of their land. There is no chance in the world that they will in my mind that they will ever build that road. So it behooves the town to act accordingly to call the bond and to begin to consider the situation in which the town would either build the road or call for public bids or contractors who might do that construction.

MR. VAN LEEUWEN: You'd think the bank is going to give the money even though they are Chapter 11?

MR. SILVERS: I think the bank is committed to you, you are the Town of New Windsor, the letter of credit is to you and I suspect that they are going to have to, if you pursue it. There is a particular route which you must follow with regard to chasing down that letter of credit, getting the money and getting the road built so this is something that is beyond my present control but I would like to pursue the matter of preliminary approval. When we met with the Board, they had some comments and I noticed there is a letter here, Mr. Edsall--

MR. MC CARVILLE: How many other approved lots are on this road at this point?

MR. SILVERS: Quite a few, I can't tell you exactly, a dozen, I don't have the final map on Liberty Meadows but I think it is about 12 or 14 lots.

MR. MC CARVILLE: I think the first thing the town wants to do is see if that is a valid line and still intact.

MR. SILVERS: We have a letter, it is right here if you'd like to look at it.

MR. EDSALL: I think we can shorten the discussion on the bond and the construction of the road very simply they won't be able to get final approval unless there is a guarantee that the road was constructed obviously the letter that Mr. Silvers is referring to has been received by the town, copy went to Tad Seaman and Larry Reiss (phonetic), myself and Mike and I am going to be sending Tad a memo asking him to follow up and advise the

Planning Board on the status of that letter of credit or bond or whatever information it is in so I think we can really, we don't need to discuss it any further at this point. We just have to make sure that it is taken care of by the time final approval is considered.

MR. PAGANO: I'd like to just remind the Board that there is about nine different things that seem to be of concern of Mr. Edsall and before any motions are made that you review them and, you know, be aware of them. If we have a problem, they can't do anything until the road is done.

MR. VAN LEEUWEN: Mr. Silvers eluded to that, all he would like at this time is to get preliminary approval, okay, and that means if we are going to give preliminary approval, we have to have a public hearing so I suggest we give them a public hearing date.

MR. LANDER: Would you need a public hearing on this subdivision?

MR. VAN LEEUWEN: On two lots since it is part of the major subdivision.

MR. LANDER: We already had one on Liberty Meadows.

MR. VAN LEEUWEN: It is up to the Board.

MR. EDSALL: I believe the public hearing that you held for the major subdivision included these two lots, these two were eliminated after the public hearing because they didn't want to pursue the alternative sanitary systems at their first County Health Department submittal so--

MR. VAN LEEUWEN: I make a motion to waive the public hearing.

MR. MC CARVILLE: I think in view of the fact that the other lots that are here and the fact that this letter expires June 1st, 1990, it may not be a bad idea to have a public hearing on this.

MR. PAGANO: We have a suggestion that we do have a public hearing and we have a motion but not seconded that we waive the public hearing.

MR. VAN LEEUWEN: If my motion dies for a lack of a second--

MR. PAGANO: We didn't get a chance to ask for a second.

MR. VAN LEEUWEN: If it doesn't then it dies out.

MR. PAGANO: Anyone want to second the motion that we waive the public hearing?

MR. MC CARVILLE: I think that we ought to take this up with Tad Seaman to make sure we are going after this thing.

MR. SILVERS: The reason I would suggest that you pursue it if the road gets built then we can proceed with this project.

MR. MC CARVILLE: If we don't pursue it by June 1st, you have got nothing.

MR. PAGANO: Then we make a recommendation to the Town Board and Town Attorney that they pursue the bond issue.

MR. EDSALL: I am in the process of sending a letter or memo to Tad as a follow up to Ed Silvers letter requesting that the Town Attorney advise us of the status of that road, guarantee performance guarantee.

MR. SILVERS: We have a filed copy, it was completed.

MR. PAGANO: It is in motion, okay.

MR. EDSALL: It is in the process.

MR. PAGANO: We have a motion not seconded about waiving the public hearing for this property.

MR. VAN LEEUWEN: My motion dies for a lack of a second.

MR. PAGANO: So now do we have a motion for a public hearing?

MR. MC CARVILLE: We don't need a motion.

MR. VAN LEEUWEN: First declare lead agency. I make a motion we declare lead agency.

MR. MC CARVILLE: I will second it.

MR. EDSALL: I hate to but in, we don't have the approval authority on the sanitary system so we are not supposed to take lead agency but declare our intent to declare lead agency and send the coordination letter so we didn't want to take lead agency yet.

MR. VAN LEEUWEN: That is what I said.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Pagano	Aye

3-28-90

MR. MC CARVILLE: We should set a date for the public hearing.

MR. VAN LEEUWEN: Poll the Board and see what they want to do.

MR. PAGANO: I will poll the Board.

MR. VAN LEEUWEN: Aye

MR. LANDER: Aye

MR. DUBALDI: Aye

MR. PAGANO: Aye

MR. MC CARVILLE: Aye

MR. SILVERS: Can you give us a date?

MR. EDSALL: The date they have to coordinate with the chairman once they have the paperwork ready.

MR. SILVERS: I can't set out a notice until I get a date. We will respond to the review comments, they all seem to be reasonable and I don't have a problem with any of them. Thank you.

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
VINCENT L. SOUKUP, P.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5569

June 25, 1990

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

ATTN: Myra Mason, Secretary

RE: 3 Lot Subdivision
Lands of Puma
Our File #8958

Dear Ms. Mason,

Enclosed please find the following items pertaining to the
above referenced project:

1. Copy of the proposed public hearing notice.
2. Copy of the certified mailing list of adjoiners.

If the enclosed are acceptable, please contact me concerning the
date and time of the hearing, so that we may publish the notice
and send out the mailing to adjoiners, Orange County Planning
Department, and the Town officials noted on your procedure for
public hearings.

Thank you for your attention to this matter.

Very truly yours,
SILVERS ENGINEERING



Jim Ullrich
JU/cm
Encl.
cc: Carl Puma

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS:

BEING DULY SWORN,

deposes and says, I am a resident of _____

_____ and that on the _____ day of

_____ 198__ I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at _____

_____ a true copy of said notice, each
properly enclosed in a securely sealed, post-paid wrapper, marked
"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively
to each of the following parties at the address set opposite
their names:

	<u>NAME</u>	<u>ADDRESS</u>	
1.	R. Norman Peters	255 Park St	Worcester, Mass. 01609
2.	Willis	79 Gross St	Monsey, N.Y. 10952
3.	Masi-Baldessare	4 Squire Ct	Mahwah, N.J. 07430
4.	Frank Massina Sr	Box 205 Beattie Rd	Rock Tavern, NY 12573
5.	Angela Massina	Box 205 Beattie Rd	Rock Tavern, NY 12573
6.	Eileen Ossman	26 Twin Arch Rd	Washingtonville, NY 10992
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____
15.	_____	_____	_____

Sworn before me this

Signed _____

_____ day of _____ 198__

Notary Public

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on August 8, 19 90 at 7:30 P.M. on the approval of the proposed _____ (Subdivision of Lands)* ~~ISIXRXRINN~~* OF Carl J. Puma 371 Kings Highway Valley Cottage, N.Y. located on the South side of Beattie Rd., South of NYS Route 207 Tax Map 52-1-91 Map of the (Subdivision of Lands)(~~ISIXRXRINN~~)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: July 9, 1990

By Order Of

TOWN OF NEW WINDSOR PLANNING BOARD

Henry F. Scheible

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication (at least 10 days prior to hearing) of this Notice is fully the Applicants.

P 796 669 591
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to R. Norman Peters	
Street and No. 255 Park St.	
P.O., State and ZIP Code Worcester Mass 01609	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

1, June 1985

P 796 669 592
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to Mr. & Mrs. Willis	
Street and No. 79 Gross St	
P.O., State and ZIP Code Mansuety NY 10952	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

1, June 1985

P 796 669 593
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to Mr. & Mrs. Masi-Baldessare	
Street and No. 4 Squire Ct	
P.O., State and ZIP Code Mahwah NJ 07430	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

1, June 1985

P 796 669 594
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to Frank Massina Sr	
Street and No. Box 205 Beattie Rd	
P.O., State and ZIP Code Rock Tavern NY 12573	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

PS Form 3800, June 1985

P 796 669 596
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to Eileen Ossman	
Street and No. 26 Twin Arch Rd	
P.O., State and ZIP Code Washingtonville NY 10992	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

PS Form 3800, June 1985

P 796 669 595
RECEIPT FOR CERTIFIED MAIL
 NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

Sent to Angela Massina	
Street and No. Box 205 Beattie Rd	
P.O., State and ZIP Code Rock Tavern NY 12573	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$2.00

PS Form 3800, June 1985

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS:

James Ulbrich BEING DULY SWORN,
deposes, and says, I am a resident of RD3 Box 767
Middletown, NY and that on the 9th day of
July 1980 I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at Middletown,
NY a true copy of said notice, each
properly enclosed in a securely sealed, post-paid wrapper, marked
"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively
to each of the following parties at the address set opposite
their names:

	NAME	ADDRESS	
✓1.	R. Norman Peters	255 Park St	Worcester, Mass. 01609
✓2.	Willis	79 Gross St	Monsey, N.Y. 10952
✓3.	Masi-Baldessare	4 Squire Ct	Mahwah, N.J. 07430
4.	Frank Massina Sr	Box 205 Beattie Rd	Rock Tavern, NY 12573
✓5.	Angela Massina	Box 205 Beattie Rd	Rock Tavern, NY 12573
✓6.	Eileen Ossman	26 Twin Arch Rd	Washingtonville, NY 10992
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Sworn before me this

9th day of July 1980

Signed

James Ulbrich

Marcia L. Parker
Notary Public

MARCIA L. PARKER
NOTARY PUBLIC, State of New York
Qualified in Orange County
Reg. No. 8797850
Commission Expires June 30, 1982

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

CARL J. PUMA, deposes and says that he
resides at 371 KINGS HIGHWAY, VALLEY COTTAGE
(Owner's Address)

in the County of ROCKLAND
and State of NEW YORK

and that he is the owner in fee of LOT 14 LIBERTY MEADOWS
SUBDIVISION, TOWN OF NEW WINDSOR

which is the premises described in the foregoing application and
that he has authorized SILVERS ENGINEERING ASSOCIATES
to make the foregoing application as described therein.

Date: April 10, 1990

Carl Puma
(Owner's Signature)

Eileen C. Ritsick
(Witness' Signature)

EILEEN C. RITSICK
Notary Public, State of New York
No. 44-4645766
Qualified in Rockland County
Commission Expires January 31, 1992

90-10

JUL 10 1991

Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision _____ as submitted by
_____ for the building or subdivision of
_____ LANDS OF PUMA _____ has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]

SANITARY SUPERINTENDENT

7.30.91

DATE

✓
CC: M.E.

90-10

JUL 10 1991

Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision ✓ _____ as submitted by
SILVERS Eng. _____ for the building or subdivision of
Lands of Puma _____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr.
~~SANITARY SUPERINTENDENT~~

July 15, 1991
DATE

✓
C.C.M.E.

7-11-91

90-10

JUL 10 1991
Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Silver's Eng. for the building or subdivision of

Carl J. Puma has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

If ~~disapproved~~, please list reason _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

[Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 July 1991
SUBJECT: Puma Subdivision

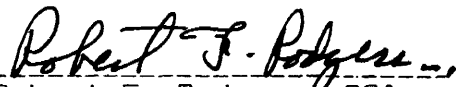
PLANNING BOARD REFERENCE NUMBER: PB-90-10
DATED: 10 July 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-055

A review of the above referenced subject subdivision plan was conducted on 11 July 1991.

this subdivision plan is acceptable.

PLANS DATED: 19 June 1991; Revision 5.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

✓
CC: H.E.



COUNTY OF ORANGE
Department of Health

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199
TEL: (914) 294-7961

Mary M. McPhillips
County Executive

June 27, 1991

Sally Faith Dorfman, M.D., MSHSA
Commissioner of Health

Carl J. Puma
371 Kings Hwy.
Valley Cottage, NY 10989

Re:
Approval of plans for:
Lands of Puma
Realty Subdivision
T. New Windsor

Dear Sir:

Plans entitled Lands of Puma, prepared by Silvers Engineering Assoc., P.C., and dated February 21, 1989, latest revision June 19, 1991, are approved.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you.

Very truly yours,


M.J. Schleifer, P.E.
Assistant Commissioner

MJS/aje

cc: Engineer
O.C. Planning Dept.
File

enc.

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Carl J. Puma
371 Kings Hwy.
Valley Cottage, NY 10989

The Orange County Department of Health certifies that a realty subdivision map entitled Lands of Puma, dated February 21, 1989, latest revision June 19, 1991 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 4.84 acres

Number of lots: 3

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to sell lots only.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

June 27, 1991
Date


M.J. Schleifer, P.E.
Assistant Commissioner



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PUMA MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD AND LIBERTY MEADOWS ROAD
PROJECT NUMBER: 90-10
DATE: 8 AUGUST 1990
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE RE-SUBDIVISION OF LOT 14 OF THE PREVIOUSLY APPROVED LIBERTY MEADOWS SUBDIVISION. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 28 MARCH 1990 PLANNING BOARD MEETING.

1. The application is for a minor subdivision. The lots appear to comply with the minimum bulk requirements for the R-1 Zone. Other than the Departmental reviews and approvals necessary, all being procedural matters, I am aware of no significant engineering concerns for this application.
2. Two comments were made in my 28 March 1990 report, each of which have not been addressed and should be prior to preliminary approval:
 - a. The bulk table should be revised to reflect 10% limitation for development coverage.
 - b. If the Applicant is not present at the meeting, a proxy statement should be on file.
3. As previously noted, this application requires submittal and approval from the Orange County Department of Health, following preliminary approval by the New Windsor Planning Board.
4. With regard to the SEQRA process, a Lead Agency Coordination Letter was issued on 1 May 1990. The Planning Board can assume the position of Lead Agency at this time.

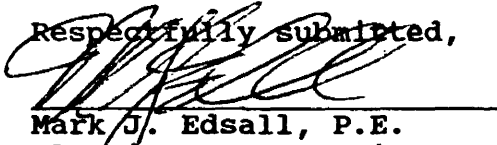
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PUMA MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD AND LIBERTY MEADOWS ROAD
PROJECT NUMBER: 90-10
DATE: 8 AUGUST 1990

-2-

5. Unless other concerns are identified as part of this Public Hearing, I see no reason why the plan could not receive preliminary subdivision approval, conditional on the minor revision being made to the bulk table. Following such approval, the Applicant can proceed to the Orange County Department of Health.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:PUMA2.mk

APR 18 1990

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEWER~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision 3 lot _____ as submitted by
SILVERS ENGINEER ASSOC for the building or subdivision of
Puma _____ has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

System must be installed as indicated on Sub-division map

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Martens
SANITARY SUPERINTENDENT

April 20, 1990
DATE

90 - 10

APR 18 1950
Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by
Edwin Silvers for the building or subdivision of
Carl J. Pomeroy has been

reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____

There is no town water in this area

HIGHWAY SUPERINTENDENT


WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.H.E.

90 - 10

APR 18 1990

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ as submitted by
_____ for the building or subdivision of
LANDS OF PUMA has been
reviewed by me and is approved _____ ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Egert

SANITARY SUPERINTENDENT

5-18-90

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 26 April 1990
SUBJECT: Puma Subdivision

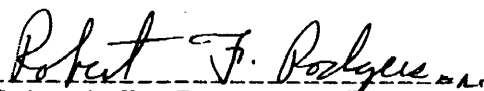
PLANNING BOARD REFERENCE NUMBER: PB-90-10
DATED: 18 April 1990

FIRE PREVENTION REFERENCE NUMBER: FPS- 90-037

A review of this three (3) lot subdivision was conducted on 26 April 1990.

This subdivision plan is acceptable.

PLANS DATED: 2 April 1990; Revision 2.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: N.E.



New York State Office of Parks, Recreation and Historic Preservation
The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238-0001

May 31, 1990

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12250

Attention: Mr. Mark J. Edsall, P.E.

Dear Mr. Edsall:

Re: SEQRA
Puma Minor - 3 Lot Subdivision
New Windsor, Orange County

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on your project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we offer the following comments.

The OPRHP has no objection to the Town of New Windsor Planning Board acting as lead agency for this project.

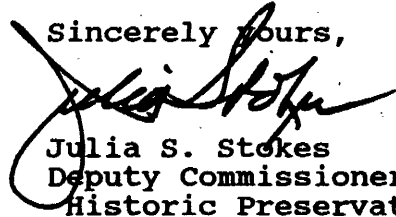
To our knowledge, the project area has not been professionally surveyed for historic buildings or structures. We recommend that all buildings or structures more than 50 years old within or adjacent to the project area be identified by the project sponsor and evaluated by this office for historic and/or architectural significance.

At the present time there are no reported archeological resources in or adjacent to your project area. Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 may require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

Mr. Edsall
May 31, 1990
★ Page 2

If you have any questions, please call the Project Review
Unit at (518) 474-0479.

Sincerely yours,



Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS/SWD:nb

Original
90-10
MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, [REDACTED], REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Land of Anna as submitted by
Selma Engineering for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____
Liberty Meadows Road has not been taken over by
the town and will not be maintained by the town until
such time it is taken over.

Fred Kayak
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

March 30, 1990
DATE

✓
CC: M.E.

Original
90 - 10

MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Silvers Eng. for the building or subdivision of
Ed J. Puma has been

reviewed by me and is approved ☒

disapproved _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. Du
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

Original
90 - 10

MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
_____ for the building or subdivision of
Silvers Engineering Assoc. has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____
Need specific measurements of location of Tanks, boxes
System must be installed as it appears on map.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

James D. Masten Jr.
SANITARY SUPERINTENDENT

March 26, 1990
DATE

✓
CC: M.E.

IOC.PB
PUMA

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 26 March 1990
SUBJECT: Puma Subdivision

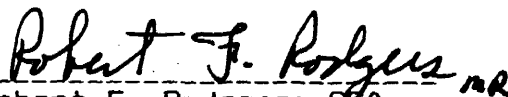
PLANNING BOARD REFERENCE NUMBER: PB- 90-10
DATED: 21 March 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-022

A review of the above referenced three (3) lot subdivision plan was conducted on 22 March 1990.

This three (3) lot subdivision is found acceptable.

PLANS DATED: 20 March 1990, Revision 1.


Robert F. Rodgers; CEA
Fire Inspector

RR:mr
Att.

CC: M.E.



MARY McPHILLIPS
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON Commissioner
VINCENT HARRISON Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 12-90N

County I.D. No. 52 / 1 / 91

Applicant Carl Puma Beattie and Liberty Meadows Roads

Proposed Action: 3 lot Residential Subdivision

State, County, Inter-Municipal Basis for 239 Review within 500 feet of NYS Rt 207

Comments: There are no intra-community or countywide planning considerations to bring to
your attention at this time.

Related Reviews and Permits _____

County Action: Local Determination XXXXXXXXXX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

5/18/90

Date

5-21-90 (2)

Peter Garrison
Commissioner



90-10

COUNTY OF ORANGE
Department of Health

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199
TEL: (914) 294-7961

Mary M. McPhillips
County Executive

Sally Faith Dorfman, M.D., MSHSA
Commissioner of Health

May 3, 1990

RE: Puma Subdivision
(Liberty Meadows)
T. New Windsor

Mark J. Edsall, P.E.
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Dear Sir:

We concur with the Planning Board assuming Lead Agency Status for this project.

We remind you that this is a resubdivision of a lot within the recently approved Liberty Meadows Subdivision and, as such, requires the review and approval of our department before the Board issues its final approval and permits filing of the plan.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:rw
cc: File



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

17 April 1990

MEMORANDUM

TO: Silvers Engineering Associates
Attention: Edwin Silvers, P.E.

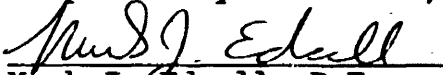
FROM: Mark J. Edsall, P.E., New Windsor Planning Board Engineer

SUBJECT: PUMA MINOR SUBDIVISION (NWPB 90-10)

This memorandum shall confirm that, at the regular Planning Board Meeting held on 28 March 1990, the Planning Board authorized circulation of a Lead Agency Coordination Letter as per the SEQRA process. Please be advised that I have prepared a Lead Agency Coordination Letter and am awaiting your submittal of fourteen (14) copies of a current Short Environmental Assessment Form and fourteen (14) folded copies of the Preliminary Subdivision Plan. Upon my receipt of the requested enclosures from your company, I will be able to proceed with the circulation of the Lead Agency Coordination Letter.

Please give this matter your immediate attention.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Carl Schiefer, Planning Board Chairman

A:4-17-2ME.mk

Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Carl Schiefer, Planning Board Chairman

A:4-17-2ME.mk

90-10



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW Windsor P/B # -
WORK SESSION DATE: 20 Mar 1990 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: on way
PROJECT NAME: Puma / Liberty Meadows to Moya
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Ed Silvers
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Resubdiv of lot 14 of Lip Meadows -
- numbering to be determined
- after Ed calling fox map dept
- Prelim ? what about road

next
avail



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

90-10
RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 3-6-90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Puma Subdivision
PROJECT STATUS: NEW ☒ OLD ☐
REPRESENTATIVE PRESENT: Jim Ulbrich (Silvers Eng.)
TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☐
ENGINEER ☐
PLANNER ☐
P/B CHMN. ☐
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(Part of Liberty Meadows Sub)
Add minimum sq. ft. of home
need street frontage
Address each lot separately for Table
Lot numbering? (12, 13, 14 OR 1, 2, 3)
Check S/B/L # (Portion of 52-1-1)
Change approval box
Will call for w.s. appt.

90 - 10

MAR 21 1989

(This is a two-sided form)

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

1. Name of subdivision 3 Lot Subdivision - Lands of Puma
2. Name of applicant Carl J. Puma Phone _____
Address 371 Kings Hwy. Valley Cottage NY 10989
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Carl J. Puma Phone _____
Address Same
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Edwin D. Silvers, LS #049359 Phone 343 0781
Address 26 North St Middletown NY 10940
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Beattie Rd
(Street)
400 feet SE of Route 207
(direction)
7. Total Acreage 4.84 Ac Zone R-1 Number of Lots _____
8. Tax map designation: Section 52-1 Lot(s) 1
9. Has this property, or any portion of the property, previously been subdivided yes.
If yes, when Ref DC. Filed map # 9582; 8-1-89; by whom First Hudson Land Company.
10. Has the Zoning Board of Appeals granted any variance concerning this property no.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section N/A Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Carl J. Puma, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Mailing Address 371 Kings Hwy.
Valley Cottage, N.Y. 10989

SWORN to before me this

13th day of February, 1996

John E. Ritsick
NOTARY PUBLIC

JOHN E. RITSICK
Notary Public, State of New York
No. 4912061
Qualified in Rockland County
Commission Expires November 14, 1996

PROJECT I.D. NUMBER

8958

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR CARL J. PUMA.	2. PROJECT NAME PUMA 3 LOT SUBDIVISION
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR county ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) BEATTIE ROAD AND LIBERTY MEADOWS ROAD INTERSECTION.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 3 LOT RESIDENTIAL SUBDIVISION IN THE TOWN OF NEW WINDSOR CONSISTING OF LOTS OF 1.6 ACRES EACH	
7. AMOUNT OF LAND AFFECTED: Initially 4.84 acres Ultimately 4.84 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: SINGLE FAMILY DWELLINGS.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval PRESENT LOCATIONS OF TILE FIELD, WELL & HOUSE HAVE BEEN PREVIOUSLY APPROVED, ON PREVIOUSLY SUBMITTED MAP, REFERENCED O.C. MAP #9582, FILED 8-1-89.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: CARL J. PUMA	Date: 4/3/90
Signature: Edward J. Puma P.E. for Carl J. Puma	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.87 If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

CARL J. PUMA, deposes and says that he
resides at 371 KINGS HIGHWAY, VALLEY COTTAGE
(Owner's Address)
in the County of ROCKLAND
and State of NEW YORK
and that he is the owner in fee of LOT 14 LIBERTY MEADOWS
SUBDIVISION, TOWN OF NEW WINDSOR
which is the premises described in the foregoing application and
that he has authorized SILVERS ENGINEERING ASSOCIATES
to make the foregoing application as described therein.

Date: April 10, 1990

Carl Puma
(Owner's Signature)

Edwin C. Ritsick
(Witness' Signature)

EDWIN C. RITSICK
Notary Public, State of New York
No. 44-4846766
Qualified in Rockland County
Commission Expires January 31, 1992

90- 10

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

CARL J. PUMA, deposes and says that he
resides at 371 King's Hwy. Valley Cottage
(Owner's Address)
in the County of Rockland
and State of New York
and that he is the owner in fee of Lot 14 Liberty Meadows
Subdivision, Town of New Windsor
which is the premises described in the foregoing application and
that he has authorized _____
to make the foregoing application as described therein.

Date: Feb 12, 1990Carl J. Puma
(Owner's Signature)John E. Ritick
(Witness' Signature)

JOHN E. RITICK
Notary Public, State of New York
No. 4972861
Qualified in Rockland County (491)
Commission Expires November 16, 1992

TOWN OF NEW WINDSOR PLANNING BOARDMINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. n/a Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. n/a Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. n/a Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. n/a Show any existing waterways.
- *25. n/a A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

90 - 10

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. n/a Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]

Licensed Professional

Date: 3-6-90

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARED BY SIGNATURE: Chris Silvers TITLE: _____
 REPRESENTING: Silvers Engineering Assoc. DATE: 2/7/90
 9/1/78

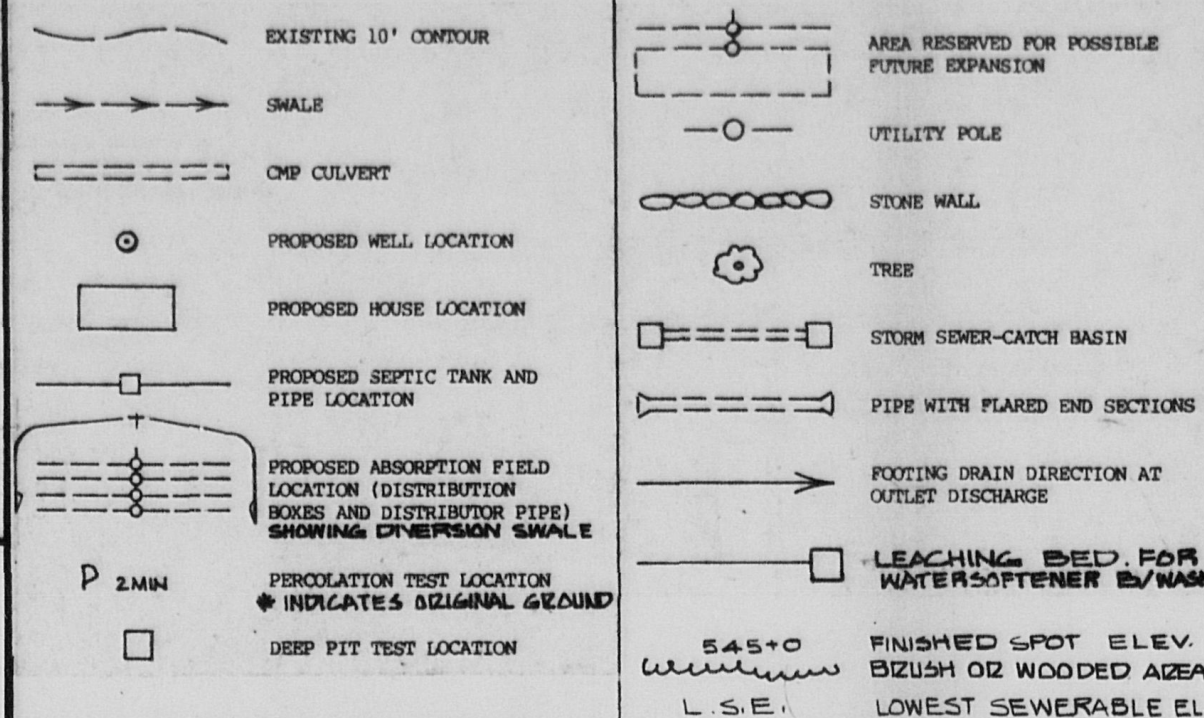
ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPOSED SEWERAGE AND WATER FACILITIES FOR EACH LOT ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

THE ACTUAL INSTALLATION OF SUCH SEWERAGE AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DESIGN AND AT THE LOCATION AS SO CERTIFIED ON THIS SUBDIVISION PLAT, AND ANY REVISIONS THEREOF MUST BE APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH PRIOR TO ANY RECONSTRUCTION.

Edwin D. Silvers
N.Y.S.P.E. #40060
40060
STATE OF NEW YORK

LEGEND



ROAD DEDICATION NOTES

- All lands within 25 feet of the present centerlines of Shaw Road and Beattie are already owned by the Town of New Windsor.

AREA CHART

LOT 12	1.62	AC.
LOT 13	1.61	AC.
LOT 14	1.61	AC.
TOTAL	4.84	AC.

EXISTING VEGETATION PROTECTION NOTE

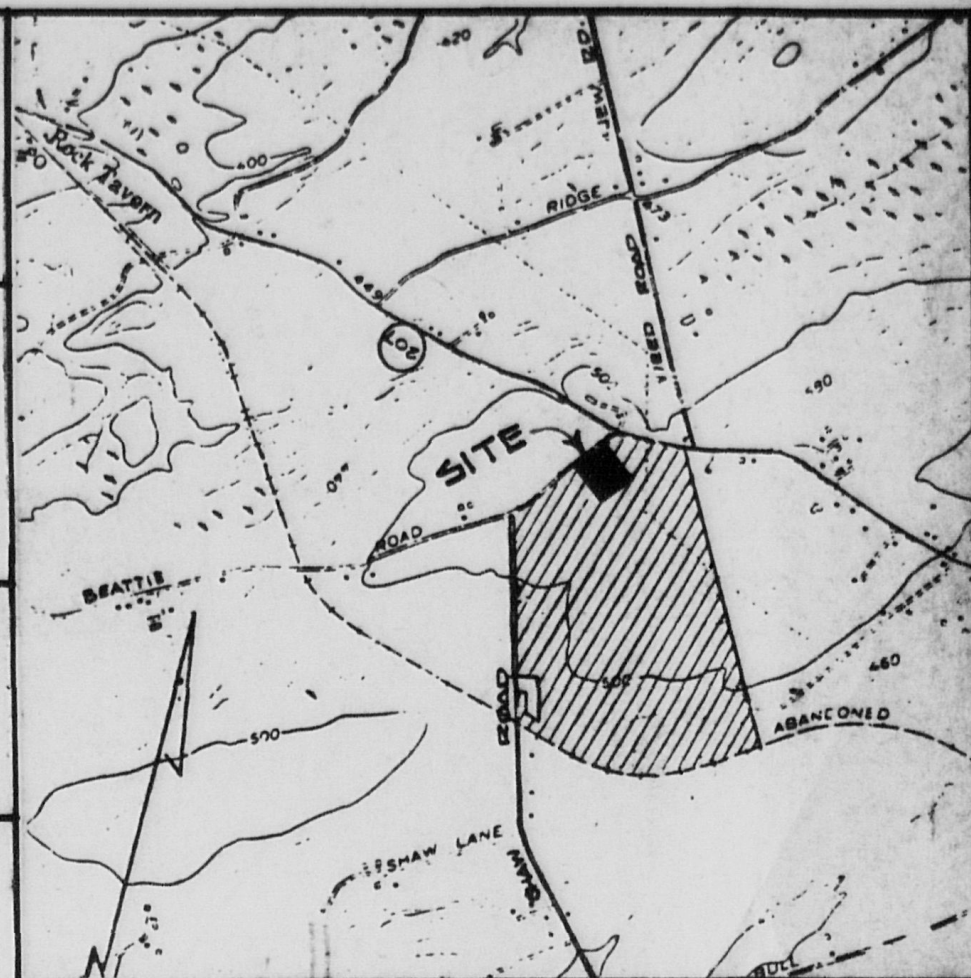
Natural vegetation outside of the immediate building areas shall be protected and preserved. Clusters of trees and/or individual trees shall be preserved and roped off from heavy equipment during construction to prevent soil compaction and to increase potential for survival.

GENERAL NOTES

- Surveyor: Edwin D. Silvers, N.Y.S. L.S. No. 049359.
- Engineer: Edwin D. Silvers, N.Y.S. P.E. No. 40060.
- Sewer: Individual septic systems.
- Water: Individual wells.
- Boundary information based on a field survey by Silvers Engineering Associates on Jan. 28, 1987.
- Topography from field survey by Silvers Engineering Associates on May 1987, MAY 1991; U.S.G.S. DATUM.
- No further subdivision of any of the new building lots shall be permitted or allowed in accordance with deed restrictions and zoning ordinances.
- REFERENCE O.C. FILED MAP #9582
- All utilities shall be underground.
- There are no designated wetlands on this parcel, per N.Y.S./D.E.C. mapping.
- There are no designated flood plain area on this parcel, per U.S./F.E.M.A. mapping.
- LOT CORNERS SHALL BE MONUMENTED PRIOR TO FINAL APPROVAL.
- Each new driveway shall provide for a turning around area within the lot.
- No street lighting is proposed.

SANITATION NOTES

- INSTALLATION OF A WATER SOFTENER TO TREAT FOR HARDNESS SHALL BE AT THE DISCRETION OF THE HOMEOWNER, BASED ON WELL-SEPTIC WATER TEST RESULTS.
- All on-site sanitation and water supply facilities have been designed in accordance with "Waste Treatment Handbook Individual Household Systems (10NYCRR 75)", New York State Department of Health, by a professional engineer licensed by the State of New York.
- All sanitary sewage disposal systems have been designed and will be constructed in accordance with "New York State Department of Health Standards" and the provisions of the "New York State Public Health Law".
- All sanitary sewage disposal systems ARE designed by a New York State licensed design professional; approved by the Orange County Health Department prior to issuance of a building permit by the Town of New Windsor Building Inspector. The system shall be inspected during the construction by the design professional and the Town of New Windsor Building Inspector. The system shall be certified by the design professional TO THE BUILDING INSPECTOR AND TO THE ORANGE COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All on-site sewage disposal systems and water supply wells must be built in the locations shown herein so as to prevent spacing problems.
- Sewage disposal systems must be laid out in the field, supervised and inspected during construction and certified as to complete in accordance with the approved plan and New York State Standards by a professional engineer licensed by the State of New York.
- The number of bedrooms per residence shown is subject to the specific design of the individual sanitary system for each lot approved by the Town of New Windsor and the Orange County Health Department.



LOCATION MAP
SCALE: 1" = 2000'

TAX MAP
SECTION 52, BLOCK 1, LOT 91

BULK REQUIREMENTS

Minimum Required	R-1 Zone	PROVIDED			
		LOT 12	LOT 13	LOT 14	
Lot Area	1.0 acre	1.62 ac	1.61 ac	1.61 ac	
Lot Width	125 feet	175 ft	175 ft	175 ft	
Front Yard	45 feet	60 ft	102 ft	94 ft	
One Side Yard	20 feet	68 ft	47 ft	26 ft	
Both Side Yards	40 feet	125 ft	125 ft	125 ft	
Rear Yard	50 feet	280 ft	274 ft	280 ft	
Street Frontage	70 feet	577 ft	175 ft	175 ft	
Dwelling Size	1200 SF	1200 SF	1200 SF	1200 SF	
Maximum Permitted					
Building Height	35 feet	35 ft.	35 FT.	35 FT.	
DEVELOPMENT COVERAGE	10%	10%	10%	10%	

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR.

TOWN OF NEW WINDSOR APPROVAL

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON NOV 22 1991

By Ronald Lander
RONALD LANDER
SECRETARY

DEEP TEST PIT RESULTS ORIGINAL GROUND ELEVATION

12Z	12D	13D	13F	12B	13C	12	13A	13B
TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	GRAVELLY LOAM TOPSOIL	GRAVELLY LOAM TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
GRAVELLY LOAM	GRAVELLY LOAM	GRAVELLY LOAM	GRAVELLY LOAM	GRAVELLY SILT LOAM FIZIABLE	GRAVELLY SILT LOAM FIZIABLE	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM
ORIGINAL T.S.	ORIGINAL TOPSOIL	ORIGINAL TOPSOIL	ORIGINAL TOPSOIL	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM
GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GRAVELLY SILT LOAM	GLACIAL TILL	GLACIAL TILL	GLACIAL TILL	GLACIAL TILL	GLACIAL TILL
STONY GRAVELLY SILT LOAM	STONY GRAVELLY SILT LOAM	STONY GRAVELLY SILT LOAM	SHALY GRAVELLY SILT LOAM	LEDGE NO WATER	LEDGE NO WATER	LEDGE NO WATER	LEDGE NO WATER	LEDGE NO WATER
LEDGE NO WATER	LEDGE NO WATER	LEDGE NO WATER	LEDGE NO WATER	DONE 12/21/87	DONE 12/21/87	DONE 5/13/87	DONE 5/13/87	DONE 5/13/87
DEEP TEST PIT RESULTS								
ORIGINAL GROUND ELEVATION								

DEEP TEST PIT RESULTS AFTER FILL PLACEMENT (DONE 12-6-89)

NO SCALE

RECORD OWNER / SUBDIVIDER

CARL J. PUMA
371 KINGS HIGHWAY
VALLEY COTTAGE, NEW YORK 10989

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
CARL J. PUMA
TOWN OF NEW WINDSOR
THAT THIS MAP SHOWS THE RESULT OF ACTUAL SURVEY AND PHOTOGRAPHIC SURVEYS PERFORMED IN THE FIELD AND COMPLETED IN NOVEMBER 1986 AND MAY 1991.

Edwin D. Silvers
N.Y.S.L.S. # 049359
DATE 5-22-91

THIS SHEET INVALID UNLESS ACCOMPANIED BY SHEETS 2 OF 3 AND 3 OF 3

ORANGE COUNTY HEALTH DEPARTMENT

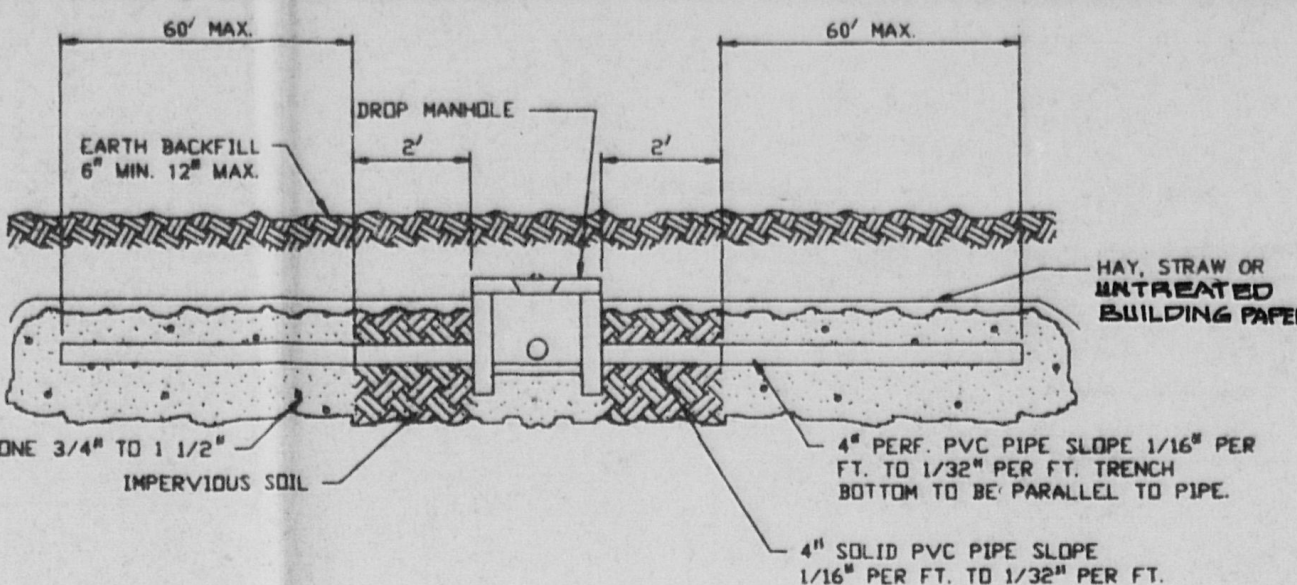
SILVERS ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

SE

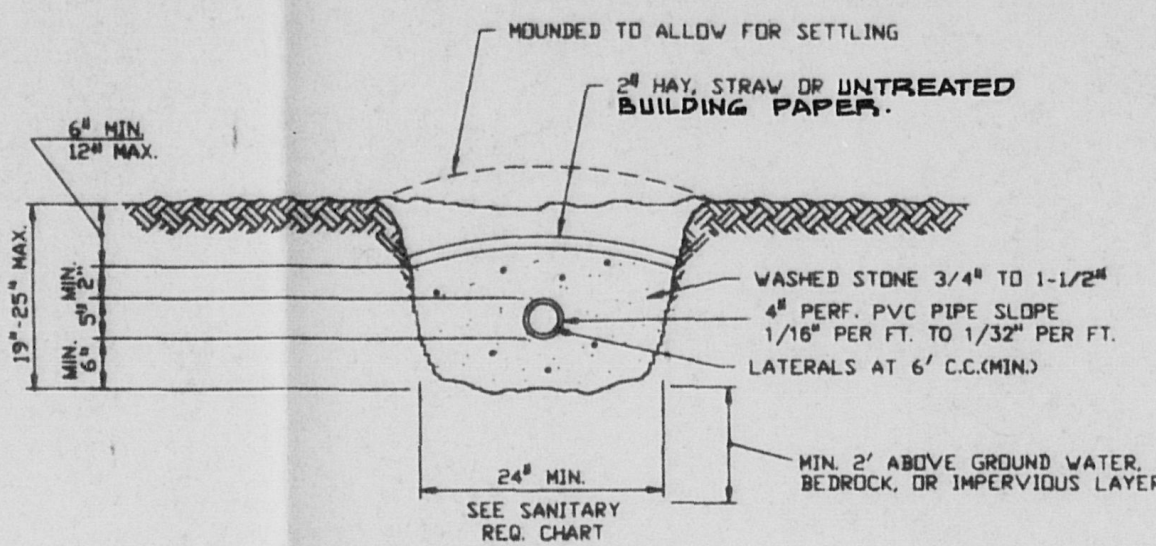


3 LOT SUBDIVISION PLAN
LANDS OF PUMA.
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.
APPLICANT:
CARL J. PUMA
371 KINGS HIGHWAY
VALLEY COTTAGE, N.Y. 10989

DRAWN BY: L.E.L.
SCALE: 1" = 50'
DATE: 2-21-89
CHECKED BY: [Signature]
REFERENCE NO: 8958
LATEST REVISION: 6-19-91
SHEET NO: 1 OF 3



ABSORPTION TRENCH LONGITUDINAL SECTION



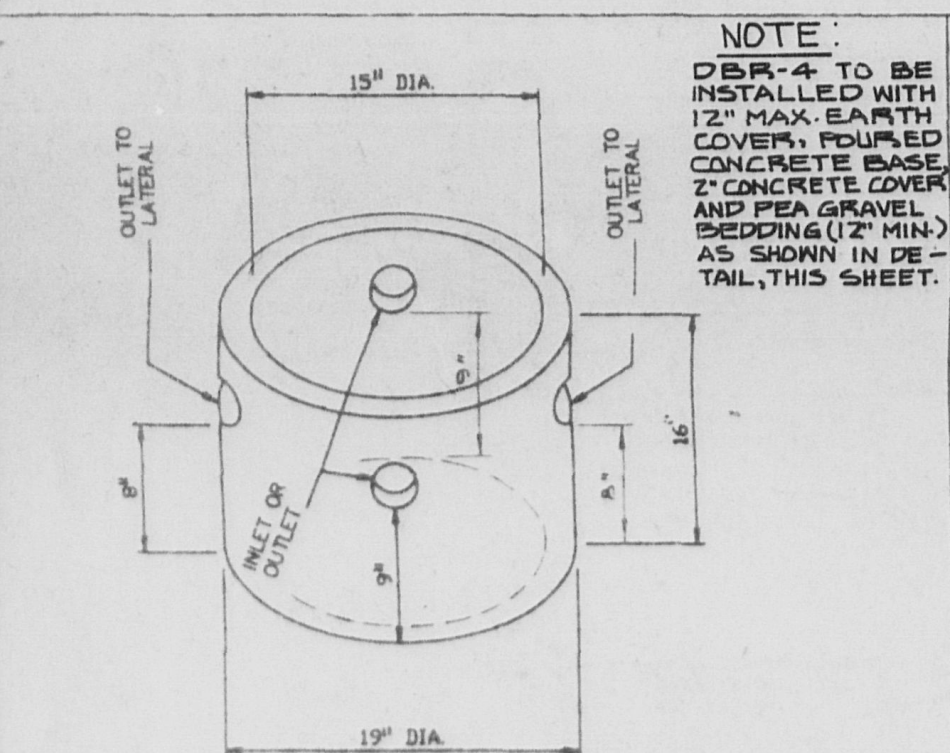
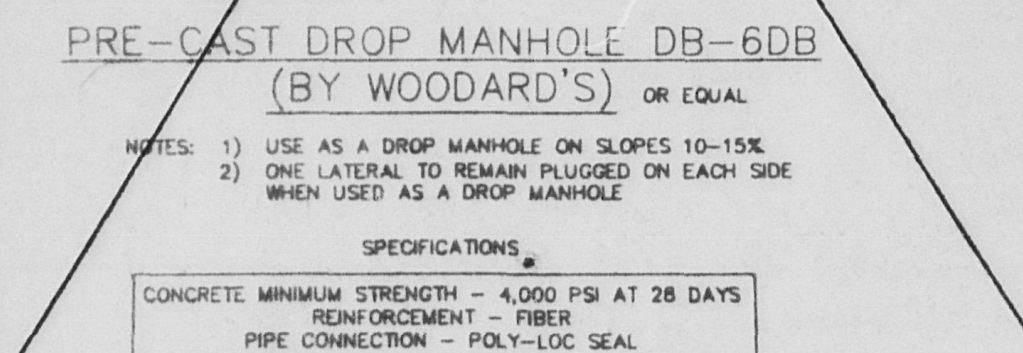
ABSORPTION TRENCH CROSS SECTION

TYPICAL SEPTIC TRENCH NO SCALE

NOTE: 1. DO NOT INSTALL TRENCHES IN WET SOIL

2. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVE

3. END OF ALL DISTRIBUTOR PIPES MUST BE PLUGGED
UNLESS INTERCONNECTED



PRE-CAST DISTRIBUTION BOX
DBR-4 (BY WOODARD'S) on

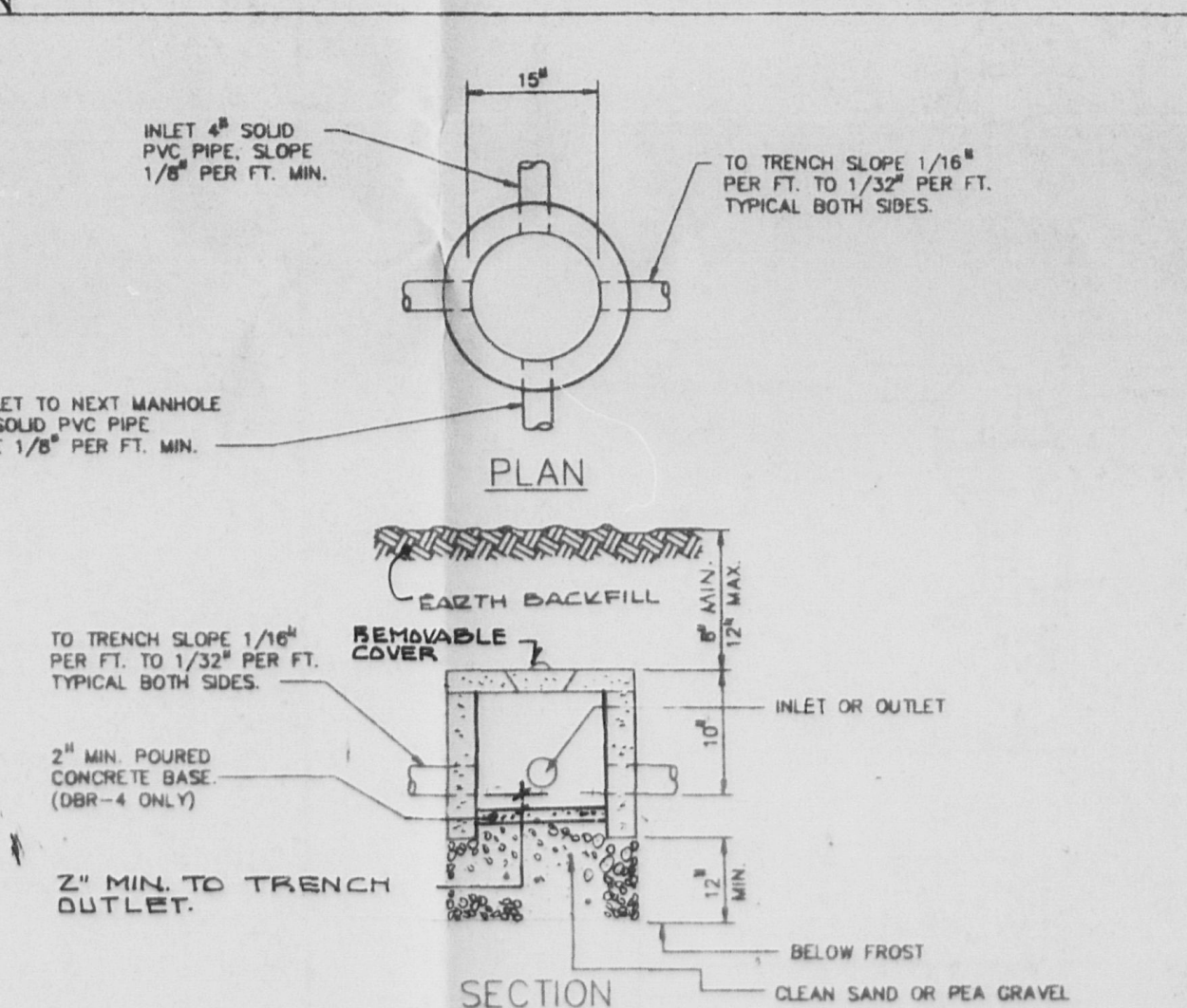
1) USE FOR BACKWASH LEACHING BFD (SEE SHEET 5)
2) USE AS A DROP MANHOLE ON SLOPES 0-10%
3) INSTALL A POURED IN PLACE CONCRETE BASE AS SHOWN
IN SECTION: DROP MANHOLE INSTALLATION DETAIL THIS SHEET
4) USE A REMOVABLE CONCRETE COVER AS SHOWN IN SECTION:
DROP MANHOLE INSTALLATION DETAIL THIS SHEET.

TYPICAL DROP MANHOLES NO SCALE

SEPARATION DISTANCES FROM WASTEWATER SOURCES				
WASTEWATER SOURCES	WELL OR SURFACE LINE (s)	TO STREAM LAKE OR WATER COURSE (c)	DWELLING	PROPER LINE
HOUSE SEWER (WATERTIGHT JOINTS)	25' ± CAST IRON PIPE 50' OTHERWISE	25'	---	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'
DRY WELL (DRAINER SYSTEM ONLY)	100'	100'	20'	10'
DRY WELL (ROOF AND FOOTING)	50'	25'	20'	10'
FILL OR BUILT-UP SYSTEM	100'	100'	20'	10'
EVAPOTRANSPIRATION ABSORPTION SYSTEM	100'	50'	20'	10'
SANITARY PREVY PIT	100'	50'	20'	10'
PREVY, WATERTIGHT VAULT	50'	50'	20'	10'

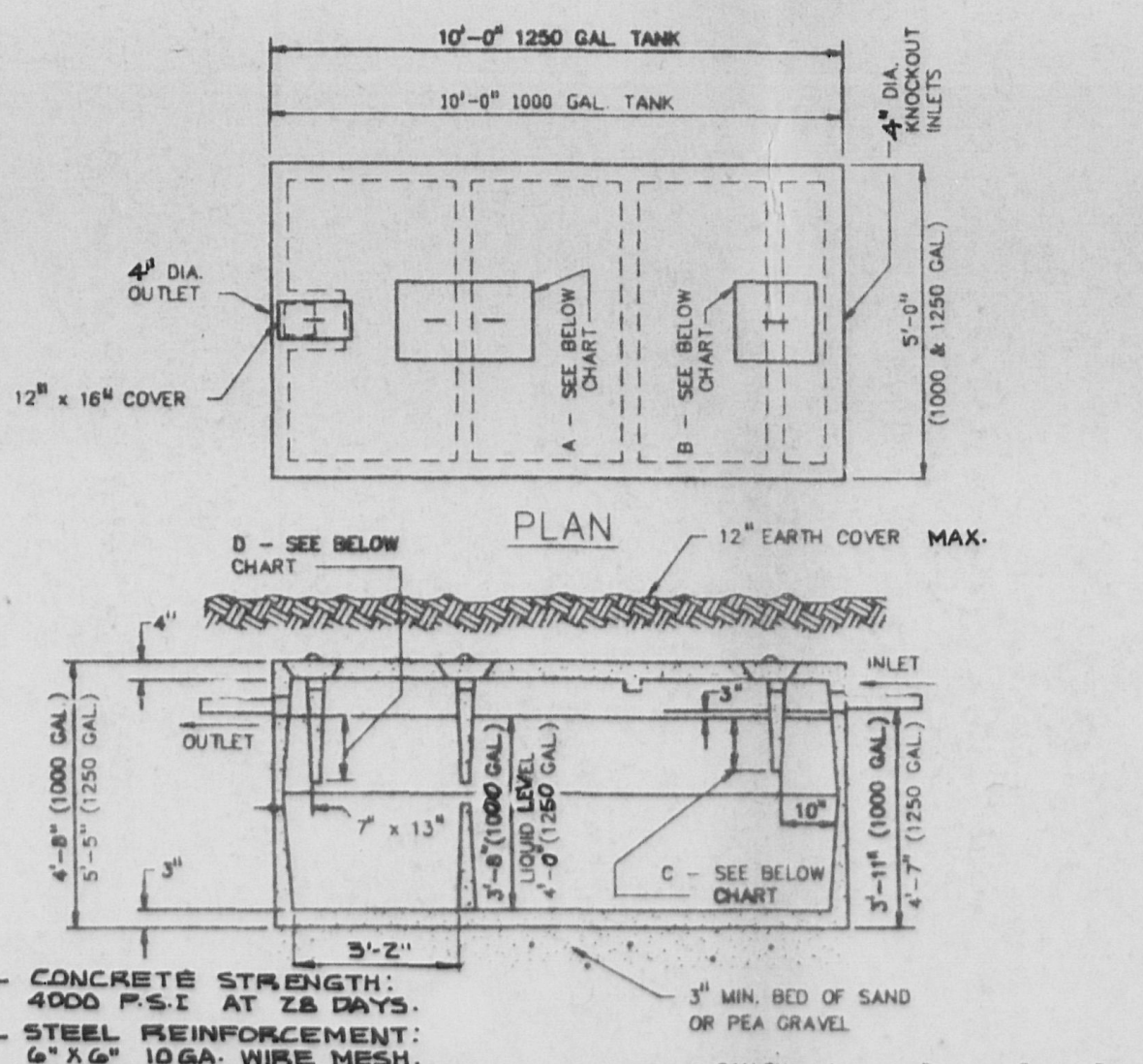
(b) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF GRAVITACE TO A WELL SHOULD BE SPACED 200 FEET OR MORE AWAY.

(c) GROUND HIGH WATER MAP.



DROP MANHOLE INSTALLATION DETAIL NO SCALE

NOTE: ALL UNUSED OUTLETS TO BE PLUGGED AND SEALED AND PIPE JOINTS TO THE DROP MANHOLE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT. PERTINENT DETAILS CONCERNING BEDDING, COVER, PIPE SLOPES ETC., ARE SHOWN IN THE DETAIL.



TYPICAL CONCRETE SEPTIC TANK NO SCALE

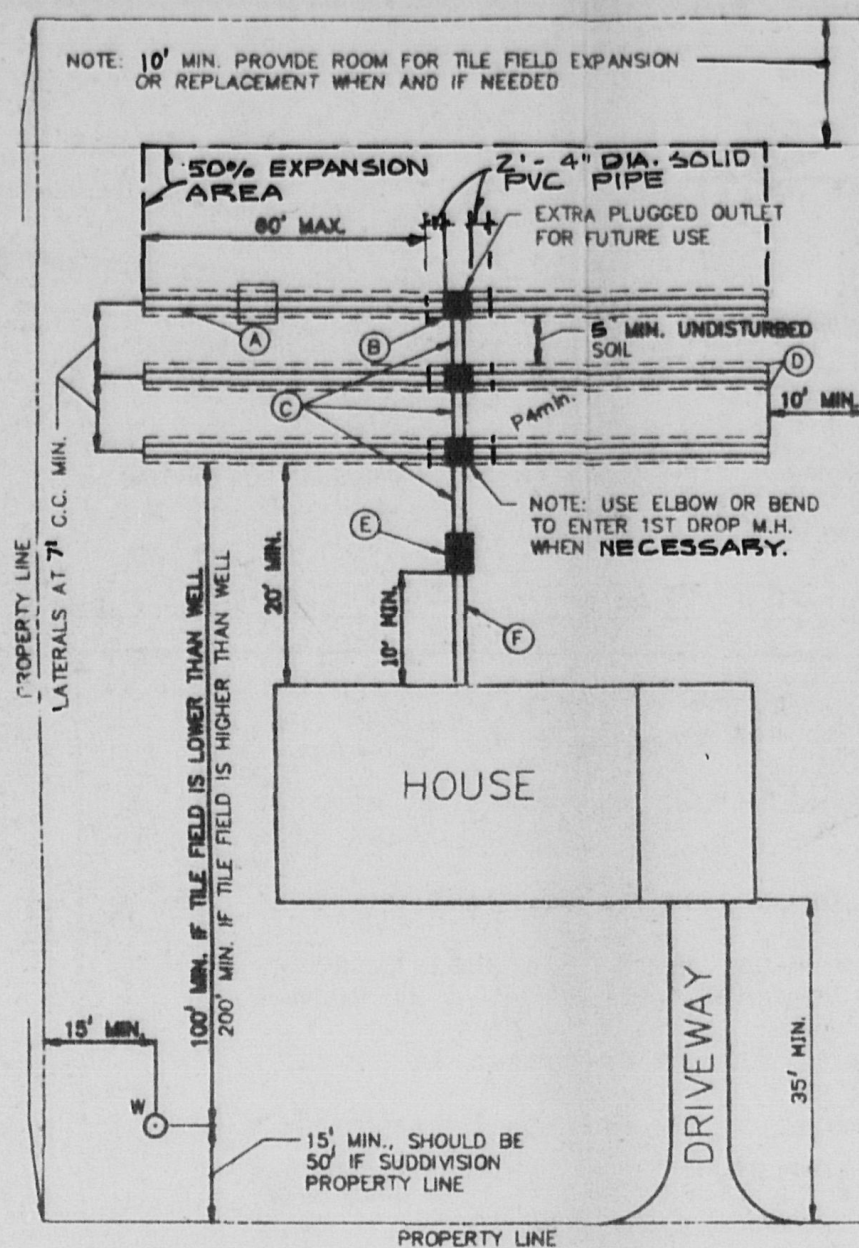
NOTE: 1 TYPICAL PRECAST CONCRETE SEPTIC TANK, WOODWARD CONCRETE PRODUCTS, INC. (PROVIDE WATER TIGHT SEAL AT ANY CONSTRUCTION JOINT; BUTYL RUBBER BASE CEMENT OR EQUAL.

2 PRECAST CONCRETE SEPTIC TANK: 1000 GAL. LOW BOY. STANDARD 1250 GAL. OR EQUAL.

SANITARY REQUIREMENT CHART

BLOCK & LOT NO.	PERC. RATE (MIN.)	TRENCH MIN. INCHES	LENGTH OF TILE FIELD REQUIRED (LIN. FT.)			NOTES
			3 BR.	4 BR.	5 BR.	
	0-5	24	167	266	312	
	5-7	24	225	360	375	
	8-12	24	250	353	377	
	11-15	24	281	375	402	
	16-20	24	321	422		
	21-30	24	375	500		
12, 13.	31-45	24	450			
	46-60	24	500			
SIZE OF SEPTIC TANK			1000	1750	1500	

NOTE: THE MAXIMUM NUMBER OF BEDROOMS FOR EACH HOUSE IN THIS SUBDIVISION, BASED ON THE SANITARY DESIGN IS SHOWN ON EACH HOUSE ON THE SITE PLAN.



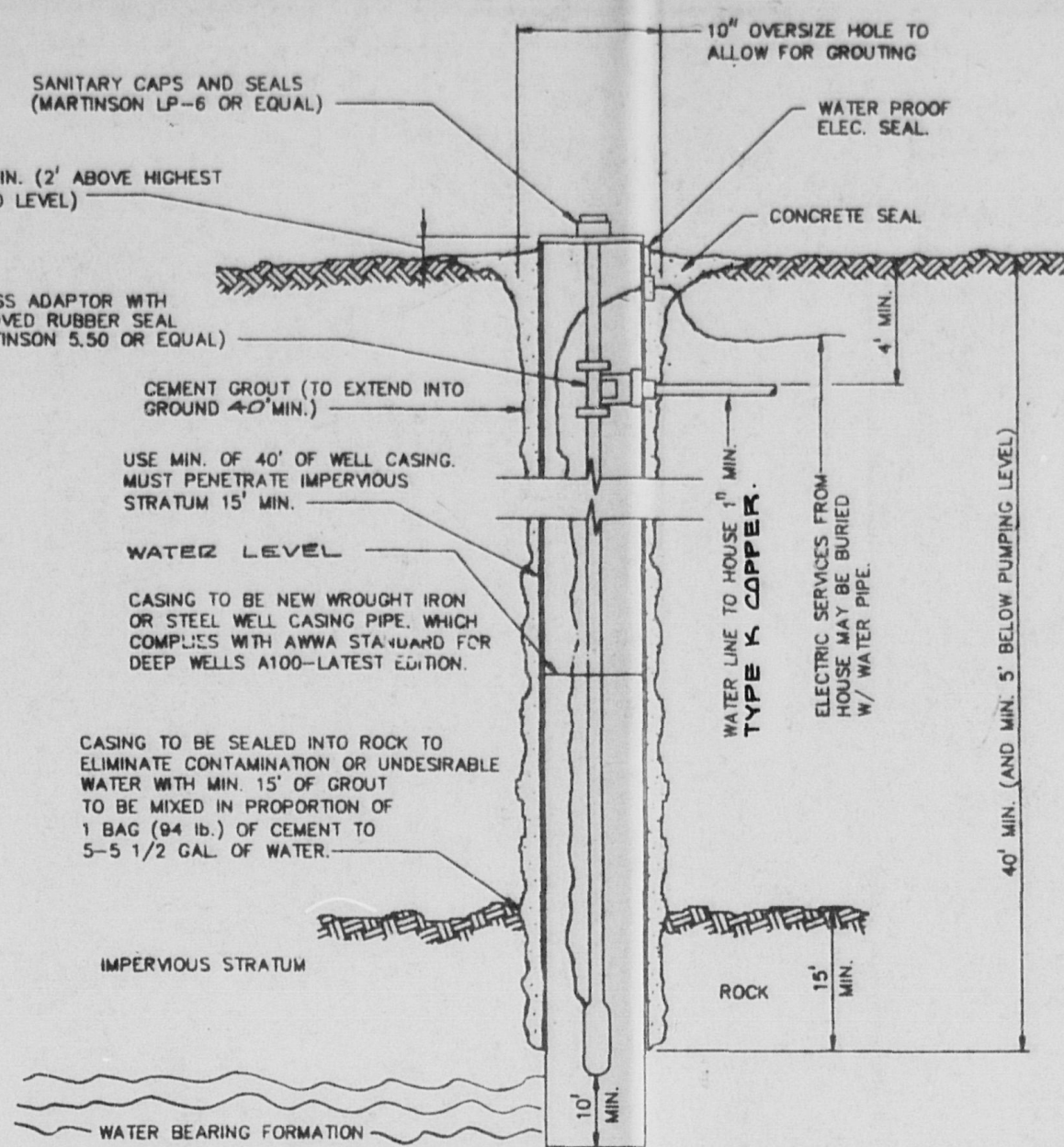
TYPICAL LOT DIMENSIONS NO SCALE

NOTES:

1. NO TILE FIELD TO BE WITHIN 100 FEET OF A WATERCOURSE.
2. NO TILE FIELD TO BE WITHIN 35 FT. OF A DRAINAGE DITCH.

SANITARY SYMBOLS

- P4min. PERCOLATION TEST AND RESULTS
- ☐ DEEP TEST PIT
- W ☐ WELL LOCATION



TYPICAL 6" WELL NO SCALE

FOR SUBMERZIBLE PUMP: MINIMUM ACCEPTABLE YIELD 5 G.P.M.

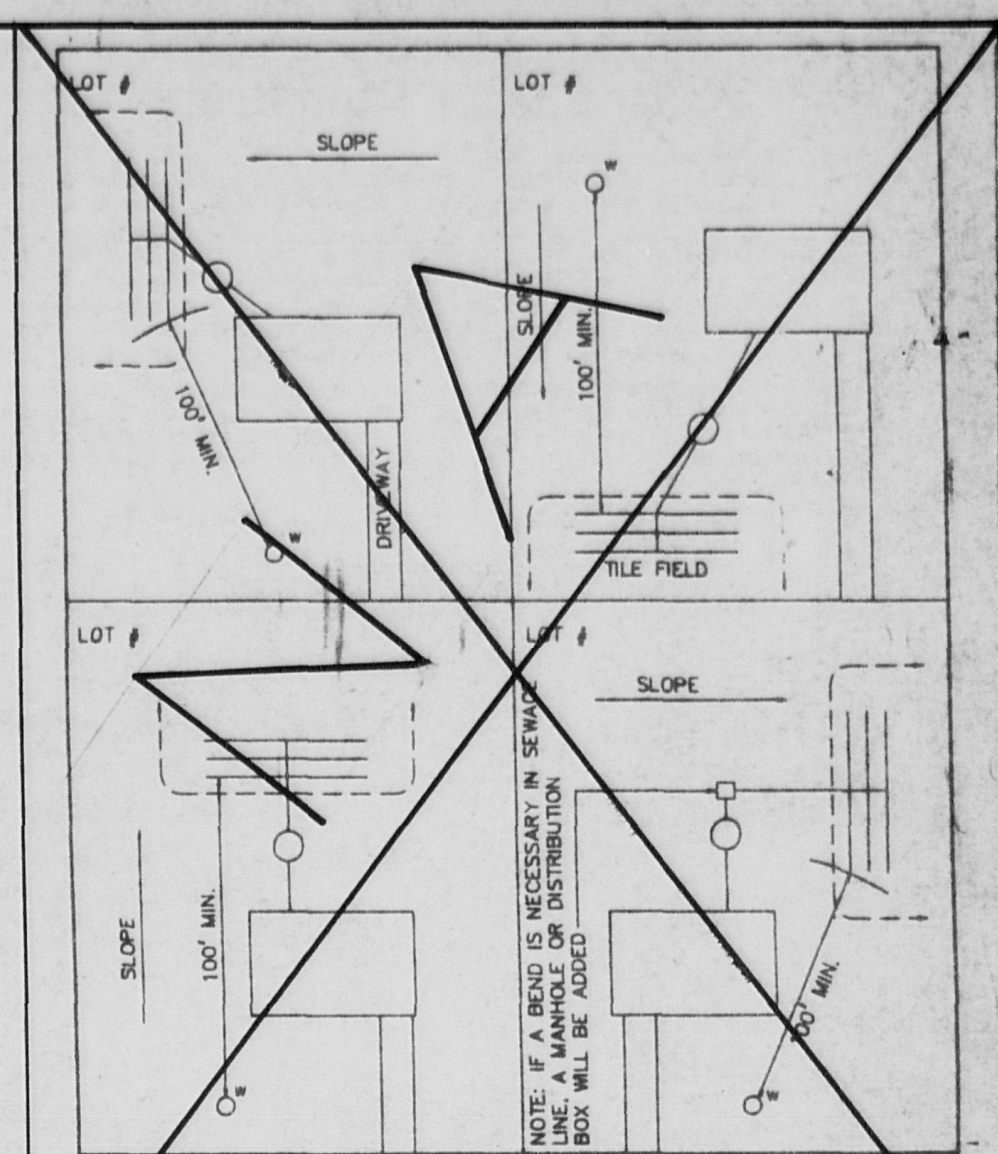
NOTE 1) THE OVERSIZE DRILL HOLE FOR GROUT SHALL BE THE CASTING HOLE PLUS 4".

2a) USE UNDERGROUND CABLE FROM THE WELL TO THE HOUSE, WHICH CAN BE BURIED DIRECTLY IN THE GROUND, AND BE PROTECTED AT THE WELL HEAD WITH EITHER METAL CONDUIT OR PLASTIC CONDUIT. IT IS NOT NECESSARY TO EXPOSE IT TO A 24" HOLE GRADE.

2b) USE 1/2" RIGID TM CABLE (PUMP CABLE) FROM THE WELL TO THE HOUSE. IT MUST BE SLEEVED IN METAL CONDUIT OR SCHED. 40 OR 80 PVC CONDUIT FROM THE WELL HEAD DIRECTLY TO THE PRESSURE SWITCH ON THE CONTROL BOX.

2c) DIRECT BURIAL OF TM CABLE IS NOT ALLOWED.

2d) WATER LINE FROM WELL TO HOUSE TO BE 1" MIN. TYPE K. COPPER.



TYPICAL LOT LAYOUTS. NO SCALE

NOTE: REFER TO TYPICAL LOT DIMENSIONS FOR MINIMUM DISTANCES

NOTE:

SURFACE WATERS SHOULD BE DIVERTED FROM THE VICINITY OF THE ABSORPTION FIELD BY MEANS OF A SHALLOW SWALE 6"-12" DEEP BY 6" WIDE, LOCATED 5'-10' UPSLOPE OF THE FIRST DRAIN HOLE OF DISTRIBUTION IN BOX CONNECTED TO AN ABSORPTION LATERAL. THE SWALE SHOULD BE CONTINUED ALONG THE SIDE(S) OF THE ABSORPTION FIELD 5'-10' FROM THE ENDS OF THE LATERALS. IN CASES WHERE THE ABSORPTION FIELD IS LOCATED IN A VICINITY WHERE SURFACE WATER WILL FLOW AWAY FROM THE FIELD IN ALL DIRECTIONS THE USE OF SWALES IS NOT ADVISED.

LOT	PERCOLATION TEST RESULTS *ORIGINAL GRADE	DATE TEST PERFORMED	JOINT SITE INSPECTION WITH ORANGE COUNTY HEALTH DEPARTMENT ON 5-10-91	
12	*24 min. *20 min. *30 min. 29 min. 31 min.	7-15-87 12-29-89 12-9-87 6-11-90 6-11-90	LOT	PERCOLATION TEST RESULT.
			12	1 MIN. 30 SECS.
			13	1 MIN. 45 SECS.
13	* 6 min. 31 min. 35 min. *16 min.	12-9-87 6-11-90 6-11-90 7-15-87	NOTE: DURING THE JOINT SITE INSPECTION A PERCO- LATION TEST WAS PERFORMED IN THE BEAM ON LOTS 12 & 13. IN EACH CASE, THE PERCOLATION EXCEEDED THE ALLOWED	

DEEP TEST PIT RESULTS (DONE 5-16-91)

JOINT INSPECTION WITH ORANGE COUNTY HEALTH DEPARTMENT

HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING AND AFTER CONSTRUCTION.

THIS SHEET INVALID UNLESS ACCOMPANIED
BY SHEETS 1 OF 3 AND 3 OF 3

ORANGE COUNTY HEALTH DEPARTMENT.

SILVERS ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

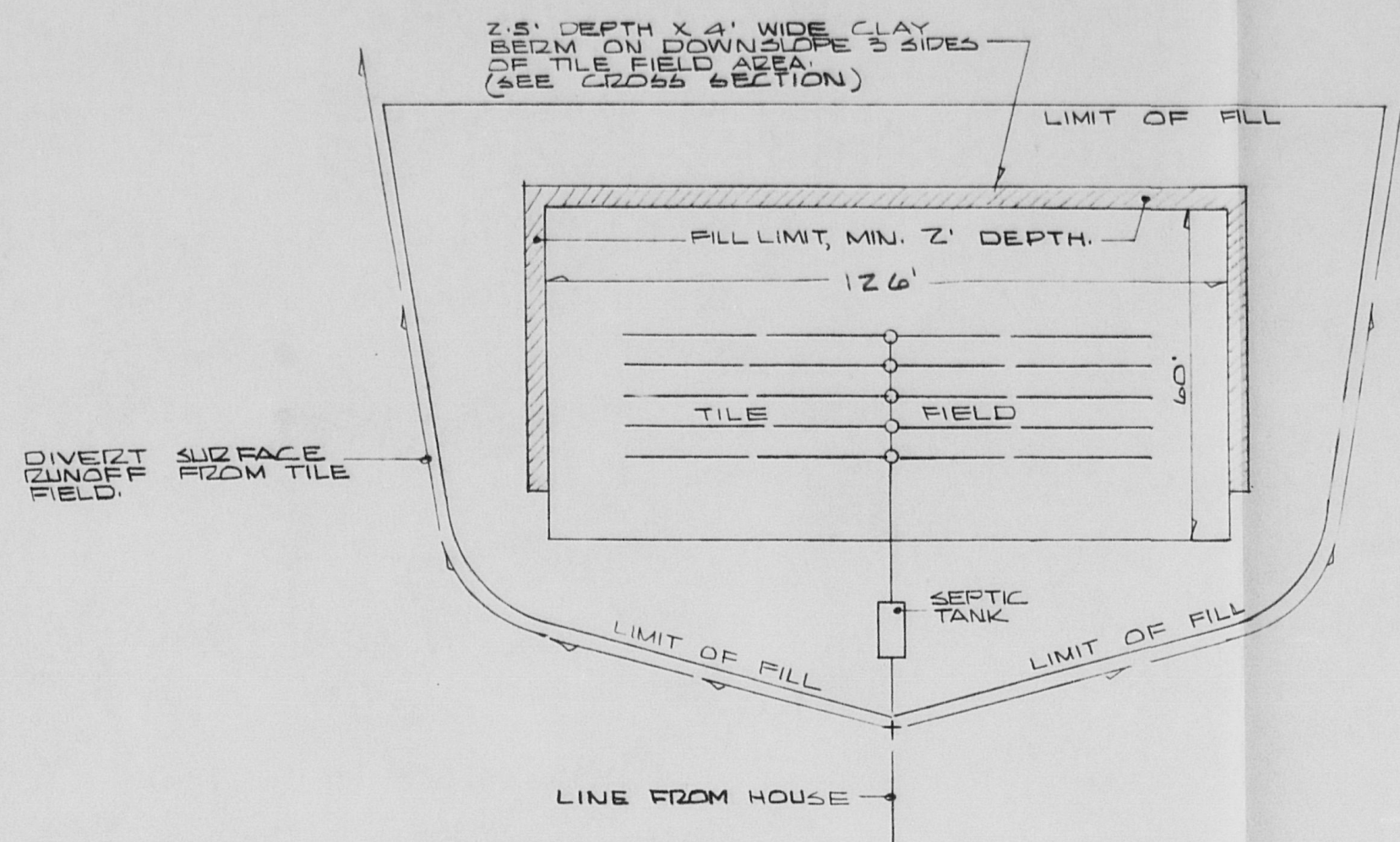
SEAL OF THE
NEW YORK STATE
BOARD OF PROFESSIONAL ENGINEERS
EDWARD D. MILLER
40060
STATE OF NEW YORK
6-19-91

SANITARY DETAILS
LANDS OF PUMA
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

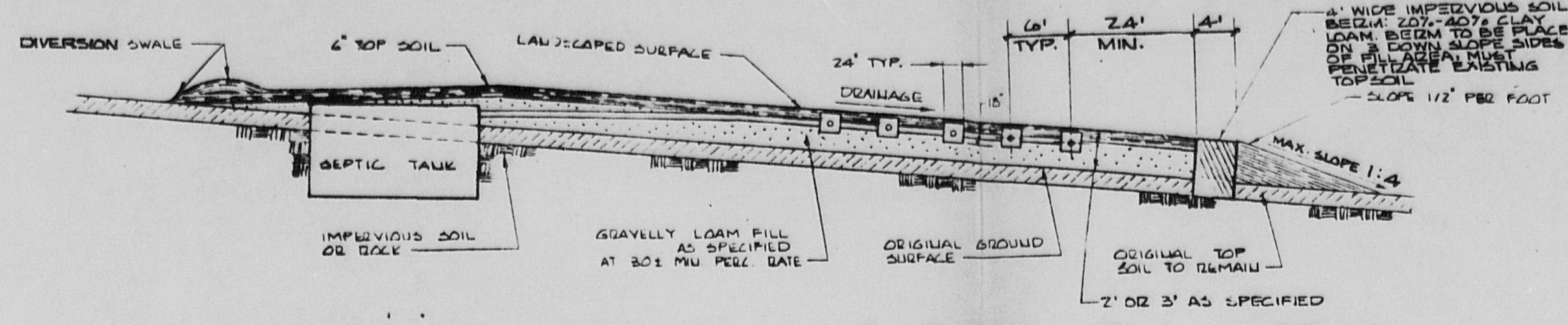
APPLICANT :
CARL J. PUMA
371 KINGS HIGHWAY
VALLEY COTTAGE, N.Y. 10989

SE

DRAWN BY C.T.	REFERENCE NO. 8958
SCALE AS NOTED	LATEST REVISION 6-19-91
DATE 1-11-90	SHEET NO. Z OF 3
CHECKED BY J.H.	



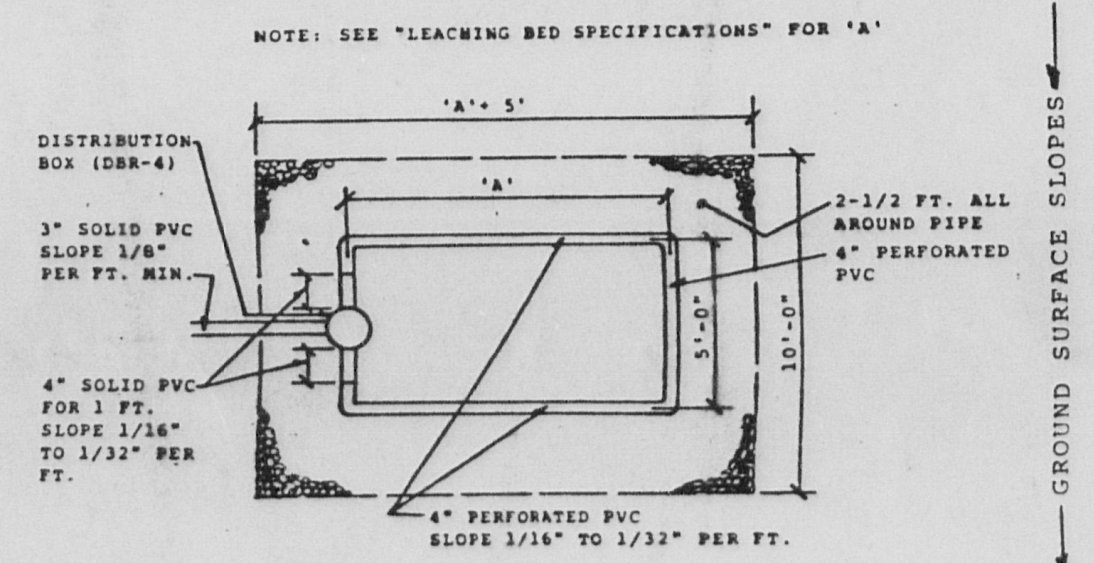
PLAN - FILL AREAS 2' MIN. DEPTH
LOTS 12, 13
NO SCALE



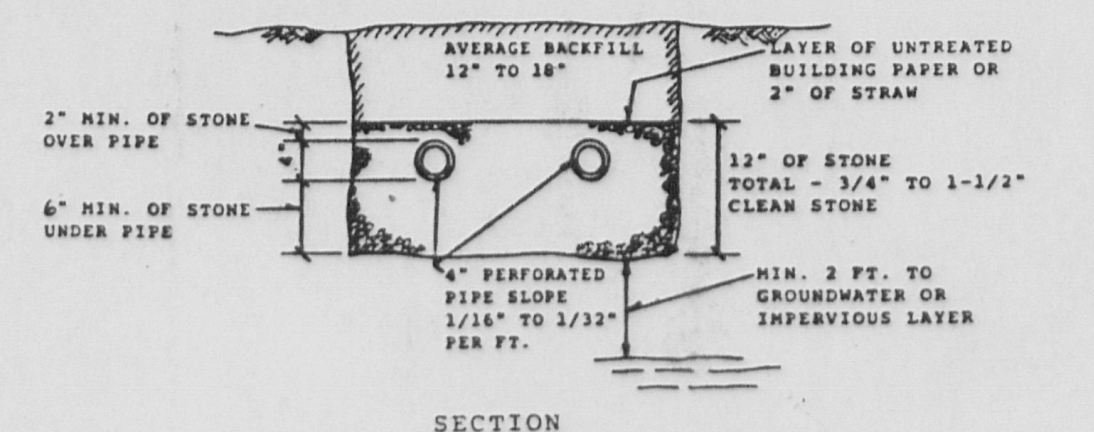
TYPICAL CROSS SECTION - FILL AREAS
NO SCALE

NOTES ON BUILT-UP SYSTEMS
LOTS 12, 13

- 1) MINIMUM OF 2' OF GRAVELLY LOAM FILL TO BE PLACED OVER FILL AREA.
- 2) ORIGINAL GRADE TO BE UNDISTURBED.
- 3) AN IMPERVIOUS SOIL BERM (20-40% CLAY LOAM) IS TO BE PLACED IN A 4' SECTION SURROUNDING THE FILL AREA.
- 4) FILL TO BE PLACED IN 6" LIFTS USING A SMALL BULLDOZER.
- 5) FILL AREAS TO BE GRADED AS SHOWN ON THE PLANS.
- 6) MATERIAL FOR THE IMPERVIOUS SOIL BERM IS TO BE PLACED IN 6" LIFTS AND COMPACTED WITH A 30 TON MINIMUM VIBRATORY ROLLER. PERCOLATION RATE IN COMPLETED BERM MUST EXCEED 1 HOUR FOR 1" FALL.
- 7) DIVERSION SWALE TO BE PLACED ON UPSLOPE 3 SIDES OF FILL AREA FOR DIVERSION OF SURFACE RUNOFF FROM TILE FIELD AREA.
- 8) AREA TO BE SEEDDED WITH 1/2 ANNUAL RYE, 1/2 ASCS SOIL CONSERVATION MIXTURE, AND MULCHED.
- 9) A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK HAS TESTED THE PROPOSED FILL, DESIGNED THE S.D.S., AND WILL INSPECT THE FIELD AS BUILT.



PLAN



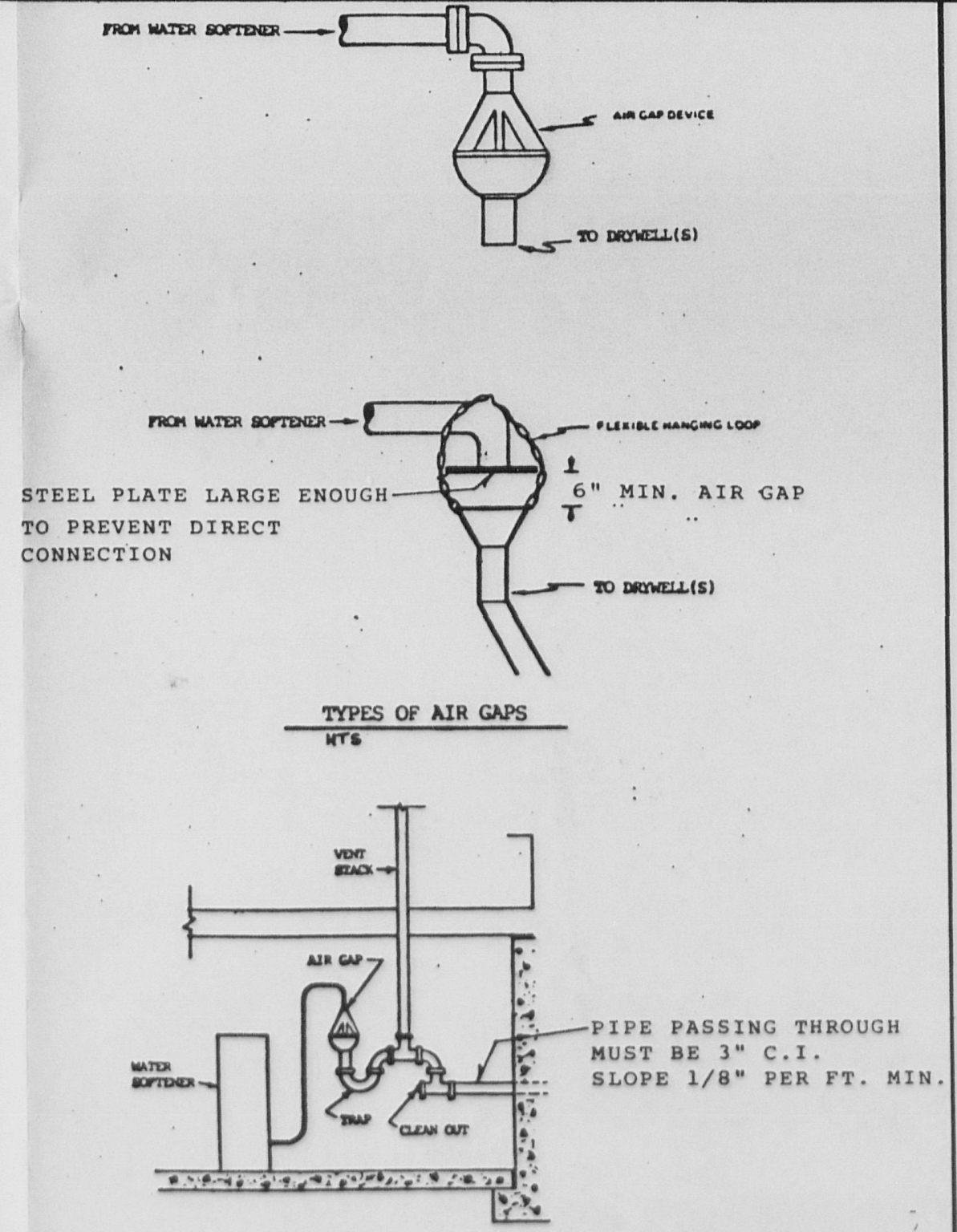
SECTION

LEACHING BED FOR WATER SOFTENER BACKWASH DISCHARGE INSTALLATION
NTS

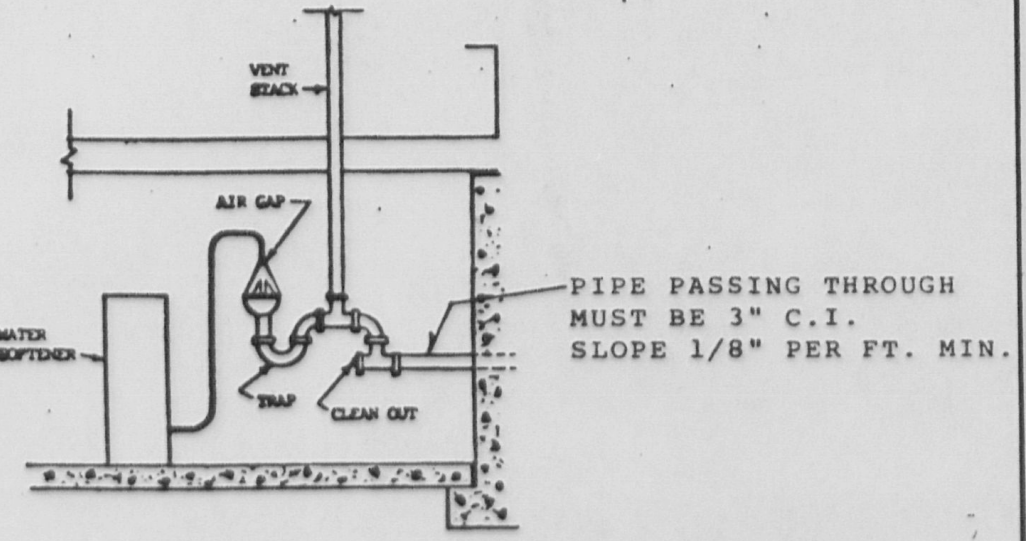
LEACHING BED SPECIFICATIONS FOR WATER SOFTENER BACKWASH DISCHARGE								
LOT	PERC MIN.	APPL. RATE GAL. PER SQ. FT. PER DAY	BED ROOMS	WATER USAGE GAL. PER DAY	RECHARGE PER 6 DAYS	ABSORP. AREA SQ. FT.	USABLE SOIL DEPTH PER DEEP TEST PITS FT.	ABSORP. AREA PROVIDED SQ. FT.
12	35	0.50	3	450	2	54	5.5'	90
13	31	0.50	3	450	2	54	5'	90

NOTES:

1. SEE "LEACHING BED FOR WATER SOFTENER BACKWASH DISCHARGE INSTALLATION".
2. CULLIGAN MARK 89 AVERAGE RECHARGE WATER CONSUMPTION IS 64 GALLONS.
3. THE ABSORPTIVE AREA PROVIDED IS BASED ON A CONSERVATIVE DESIGN CRITERIA, ALLOWING NO LESS THAN 136% OF THE ABSORPTIVE AREA REQUIRED. A 10 SQ. FT. DEDUCTION IS TAKEN FOR THE AREA AROUND THE DISTRIBUTION BOX.



TYPES OF AIR GAPS
NTS

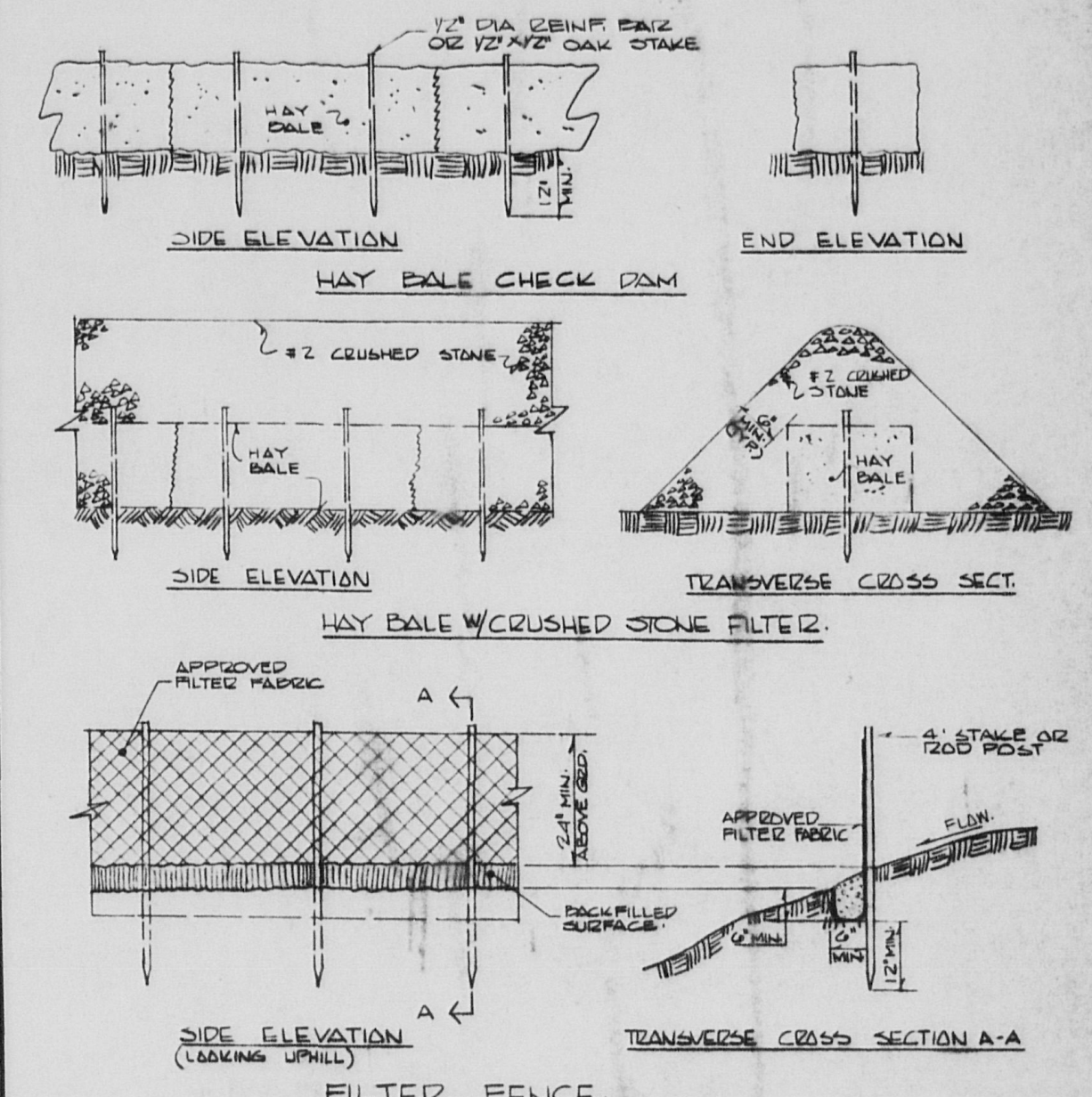


WATER SOFTENER INSTALLATION
NTS

- NOTE:
1. WELL WATER SUPPLY HAVING EXCESSIVE HARDNESS CAN BE SERVICED BY CULLIGAN MARK 89 WATER SOFTENER (OR EQUAL). CONTACT MANUFACTURER FOR INSTALLATION AND OPERATION INSTRUCTIONS.
 2. SEE "LEACHING BED SPECIFICATION FOR WATER SOFTENER BACKWASH DISCHARGE".
 3. SEE "LEACHING BED FOR WATER SOFTENER BACKWASH DISCHARGE INSTALLATION".

EROSION CONTROL NOTES

SITE DISTURBANCE TO BE LIMITED ONLY TO NECESSARY GRADING ON ROADS, BUILDING LOCATIONS, PARKING AREAS, DRIVEWAYS AND AREAS AS CALLED FOR ON THE PLANS. TEMPORARY SEEDING WITH ANNUAL RYE GRASS AT 12 LB. PER 1000 SQ. FT. AND MULCHING 100 LB. HAY OR STRAW PER 1000 SQ. FT. TO BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH. AFTER GRADING BERMS AND SWALES WILL BE SEEDDED TO PREVENT RUNOFF FROM NEWLY GRADED AREAS TO PREVENT EROSION UNTIL GRASS COVER HAS DEVELOPED. HAY BALES SHALL BE PLACED AS SHOWN BELOW: AT BOTTOM EDGE OF CUT AND FILL SLOPES TO PREVENT SLIDATION ON LANDS OF OTHERS AND IN DRAINAGE WAYS, AND SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.



EROSION CONTROL DETAILS
NO SCALE

NOTE: THIS DETAIL NOT REVIEWED OR APPROVED BY THE O.C.H.D.

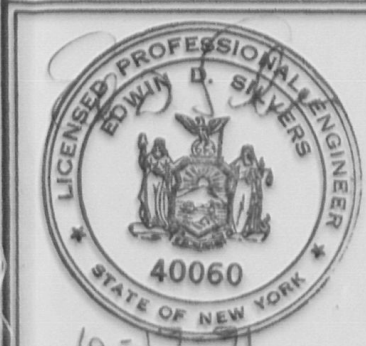
SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON NOV 22 1991
BY Ronald Lander
SECRETARY

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR

THIS SHEET INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 3 AND 2 OF 3

ORANGE COUNTY HEALTH DEPARTMENT

SILVERS ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940



SANITARY DETAILS CONT'D LANDS OF PUMA TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK			
APPLICANT: CARL J. PUMA 371 KINGS HIGHWAY VALLEY COTTAGE, N.Y. 10989	DRAWN BY: C.T.	REFERENCE NO. 8758	
	SCALE AS NOTED	LATEST REVISION 6-19-91	
	DATE 1-11-90	SHEET NO. 3 OF 3	
	CHECKED BY: J. A.		